

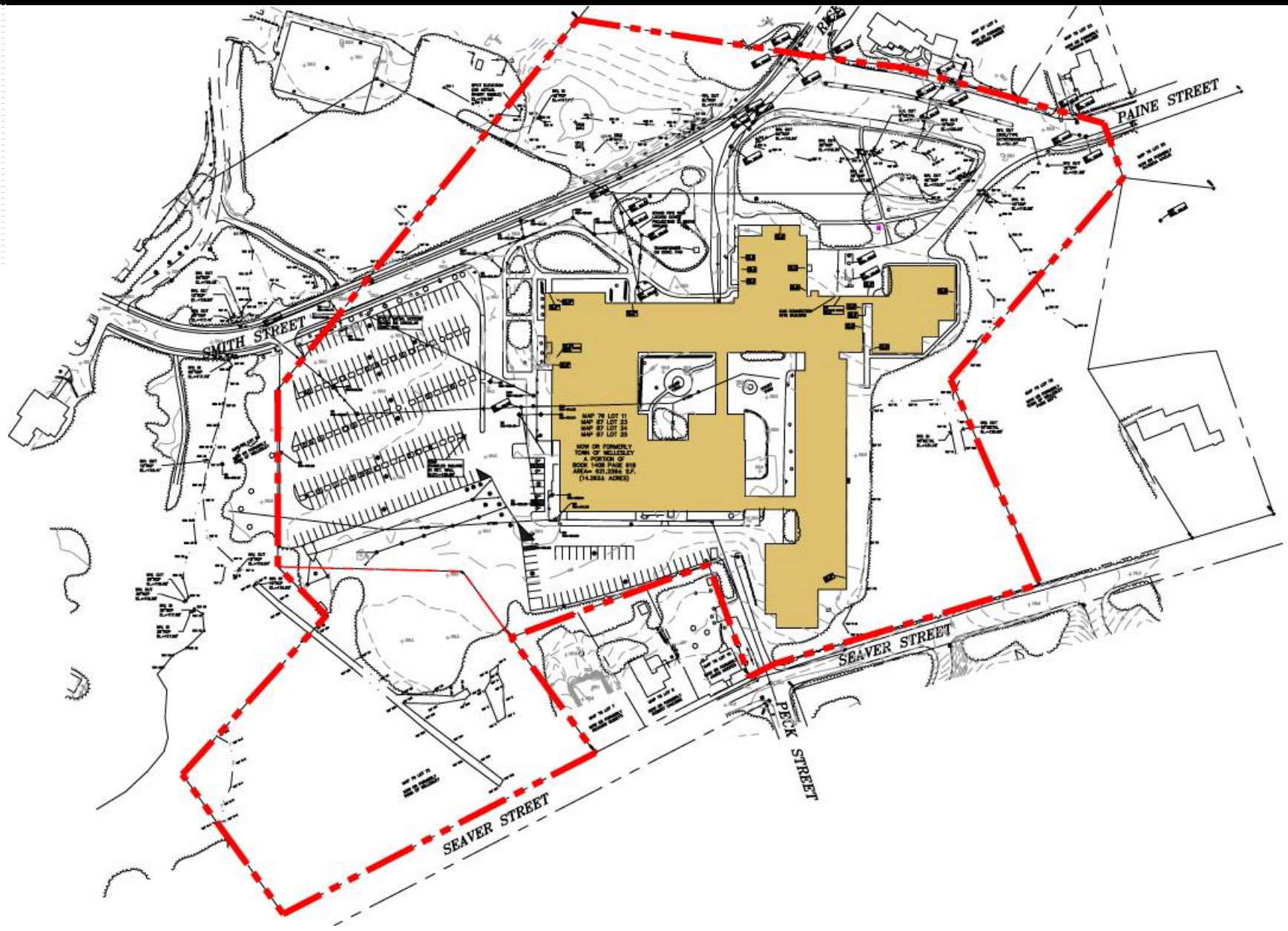
Wellesley High School Feasibility Concept Study

Wellesley, Massachusetts

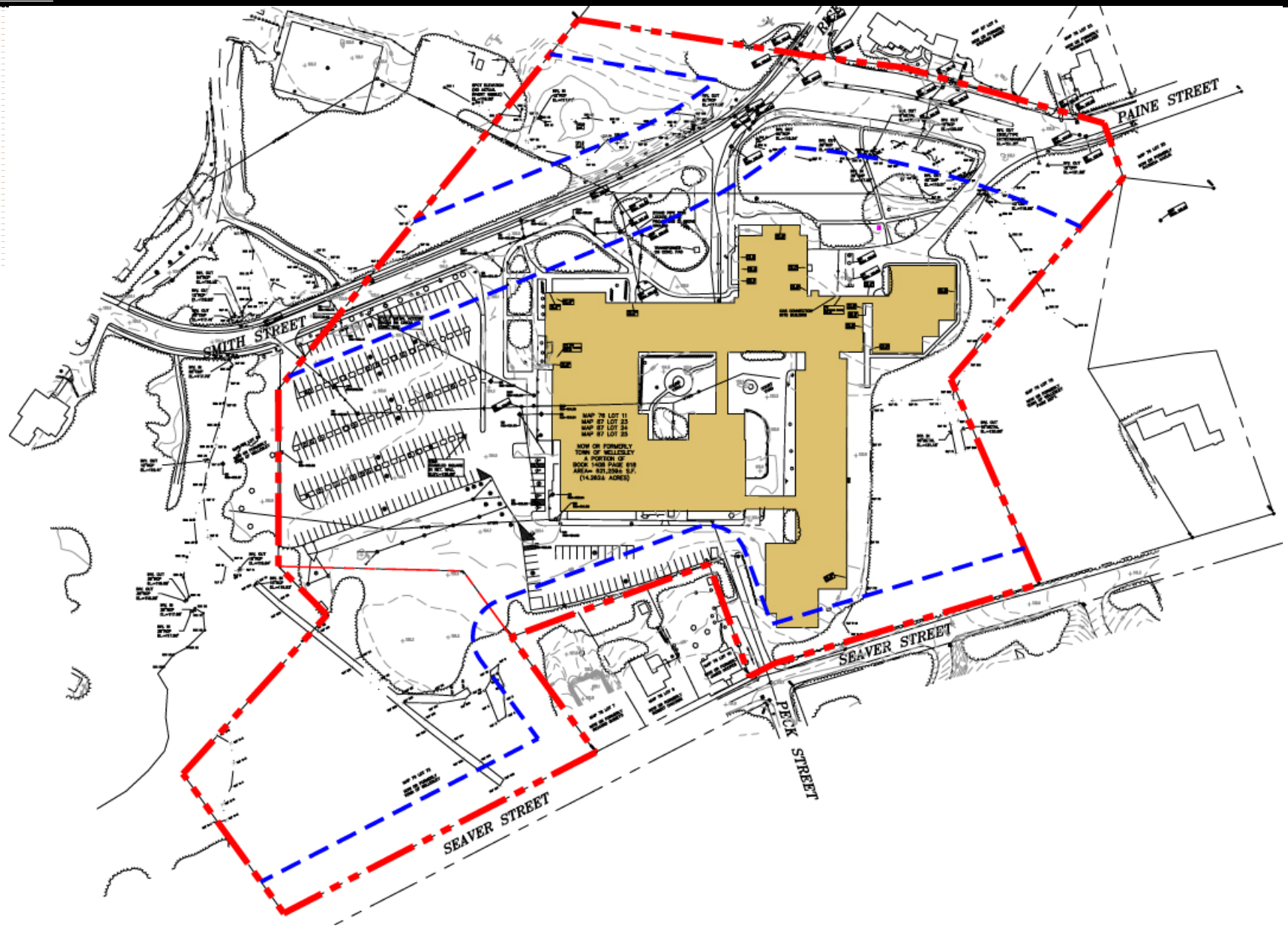


May 17, 2007

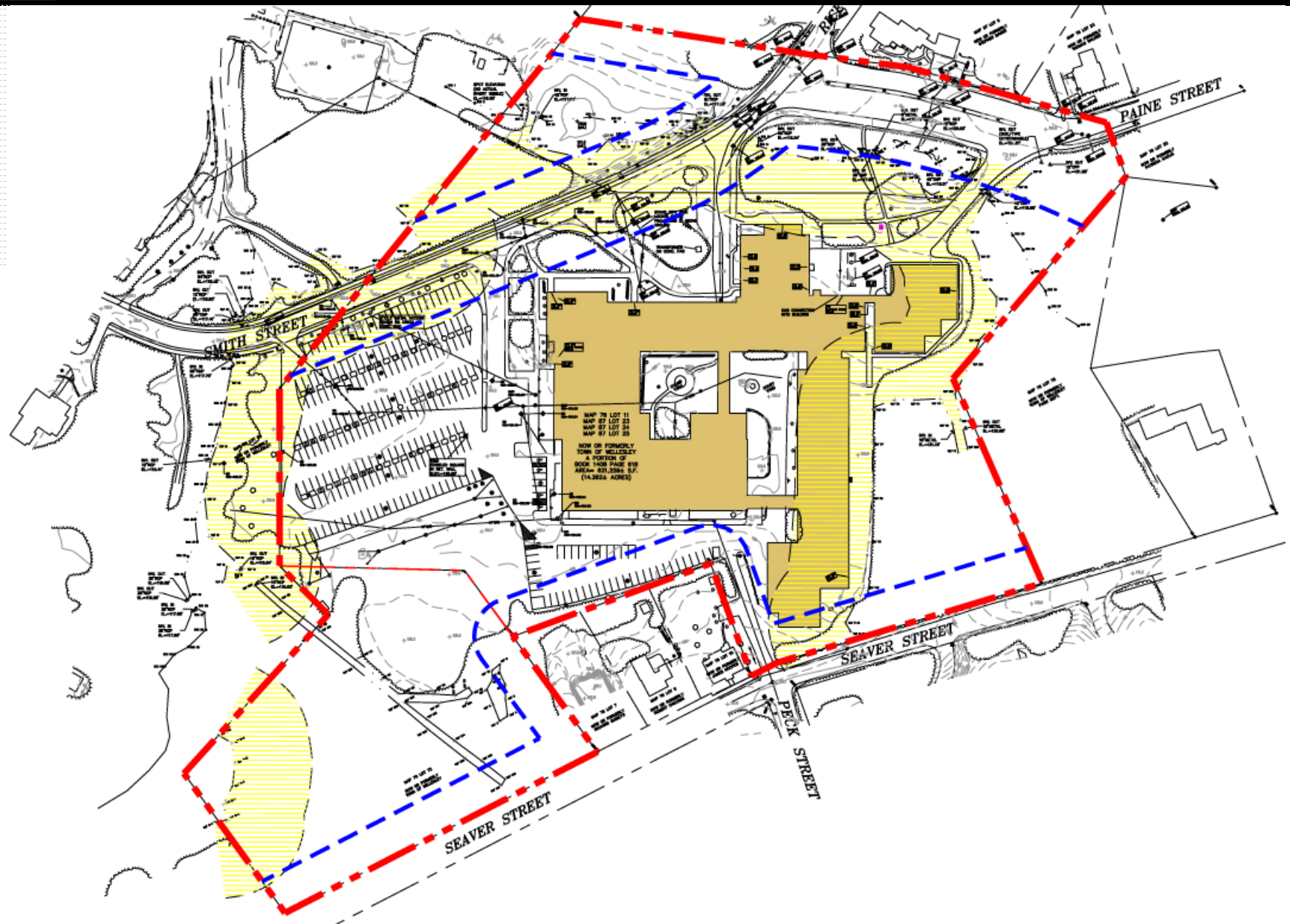
Wellesley High School Existing Conditions



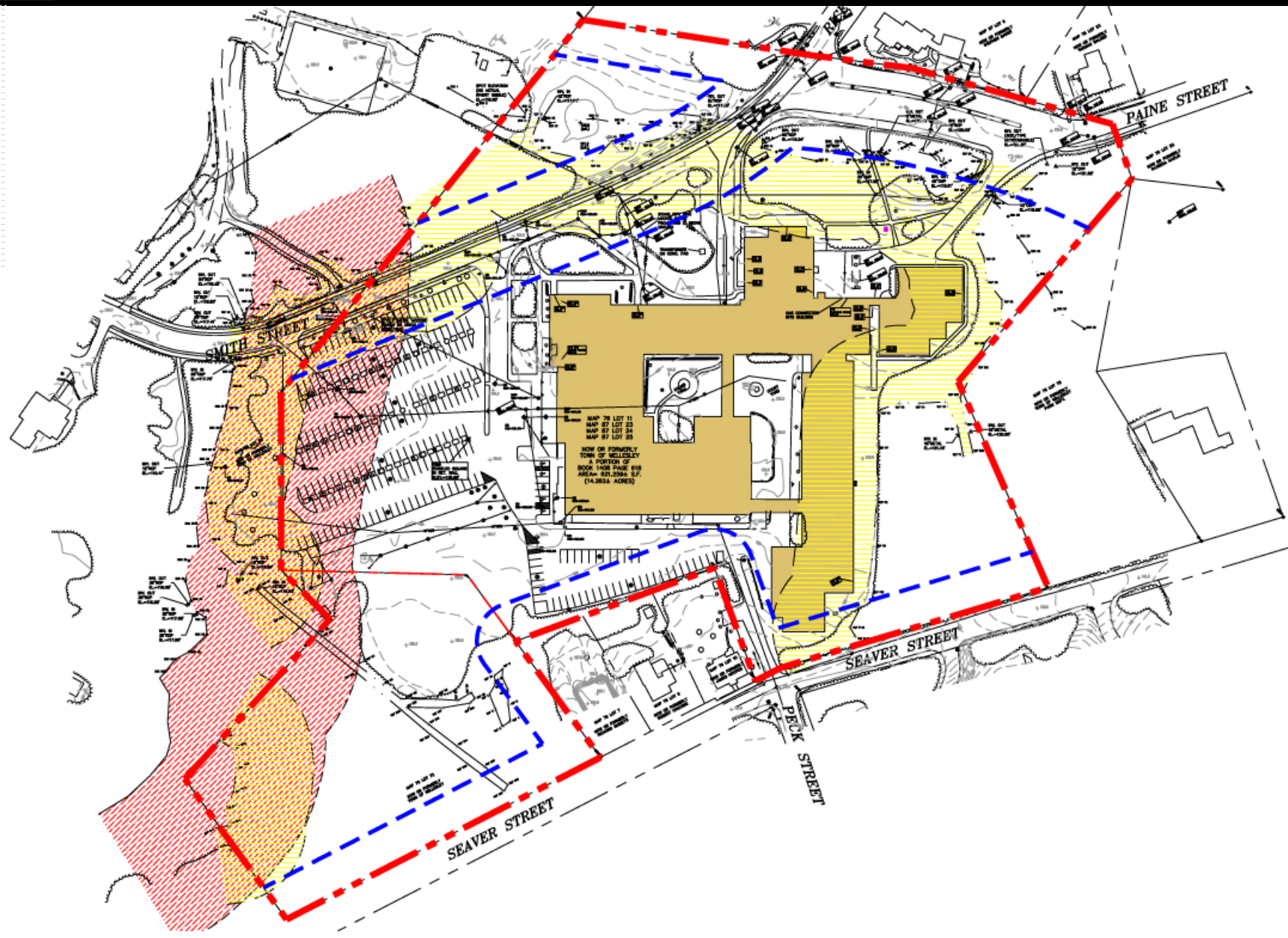
WHS Existing Conditions Plus Setbacks



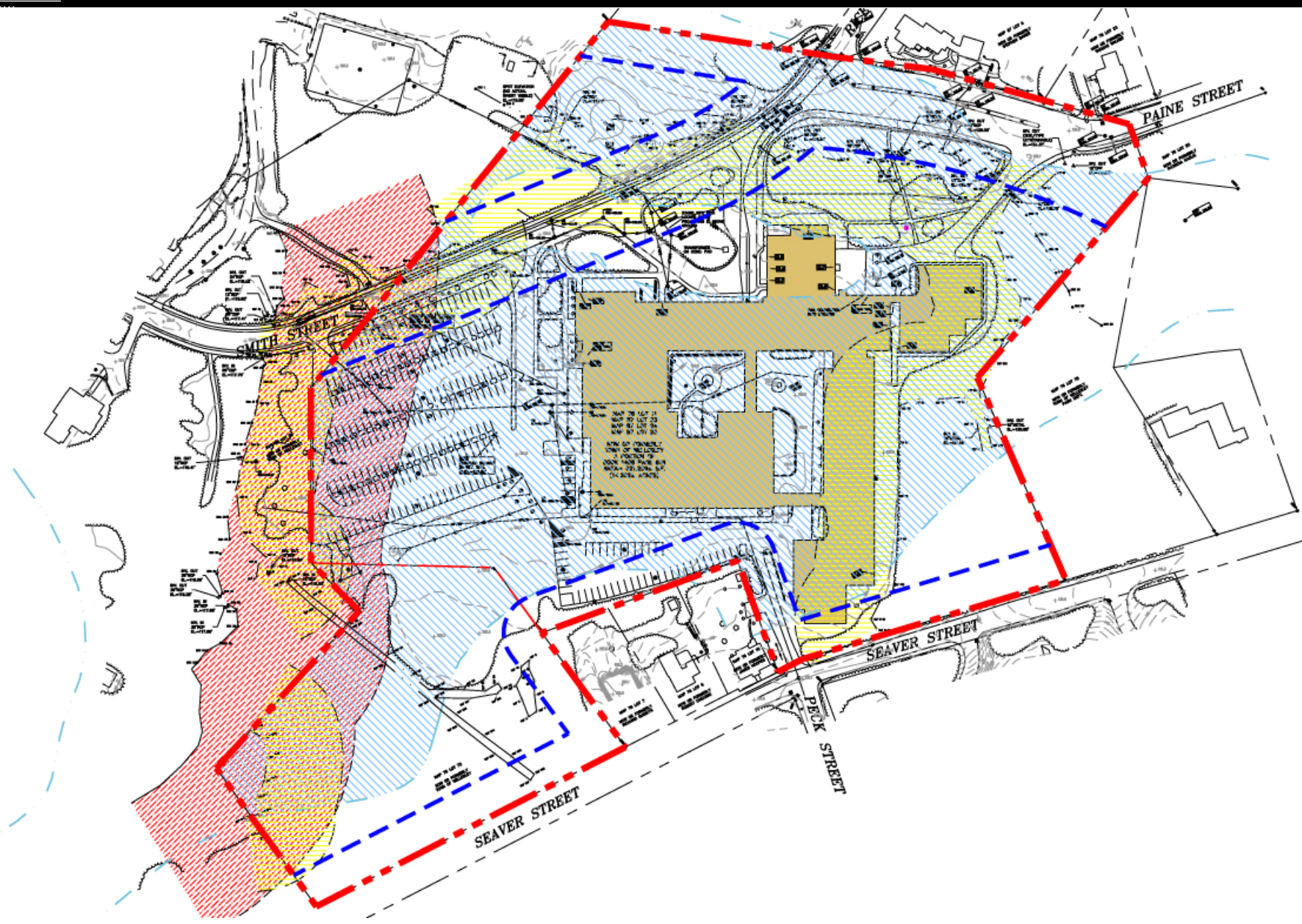
WHS Existing Conditions Plus BVW Buffer



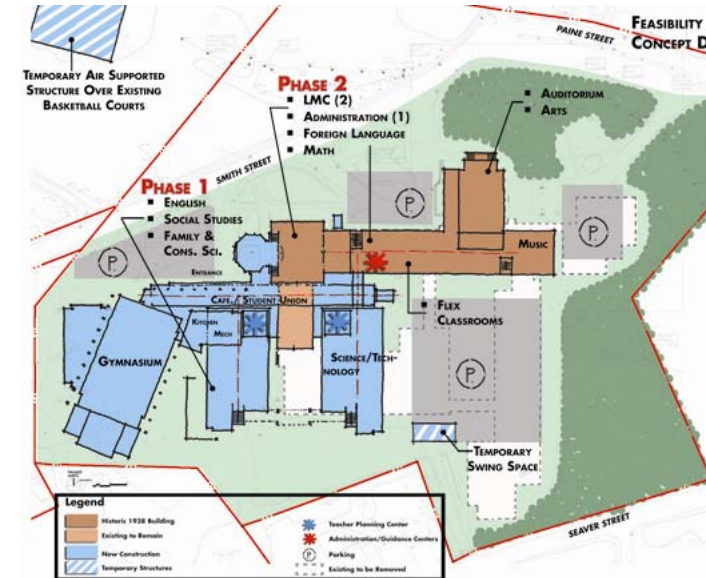
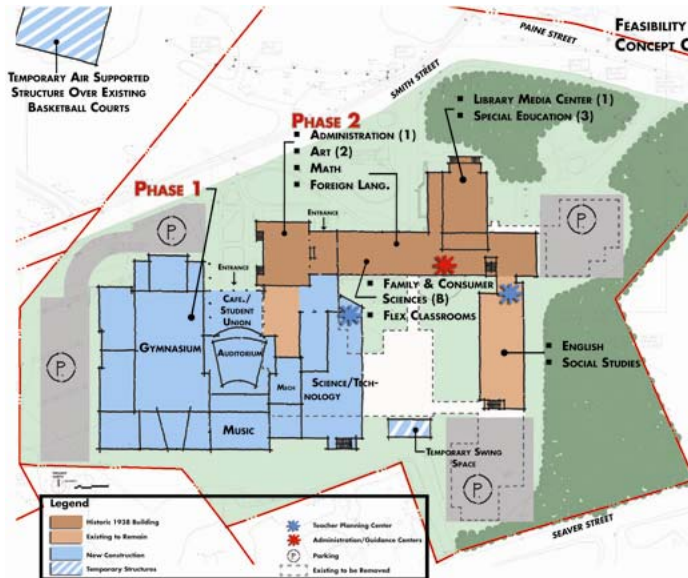
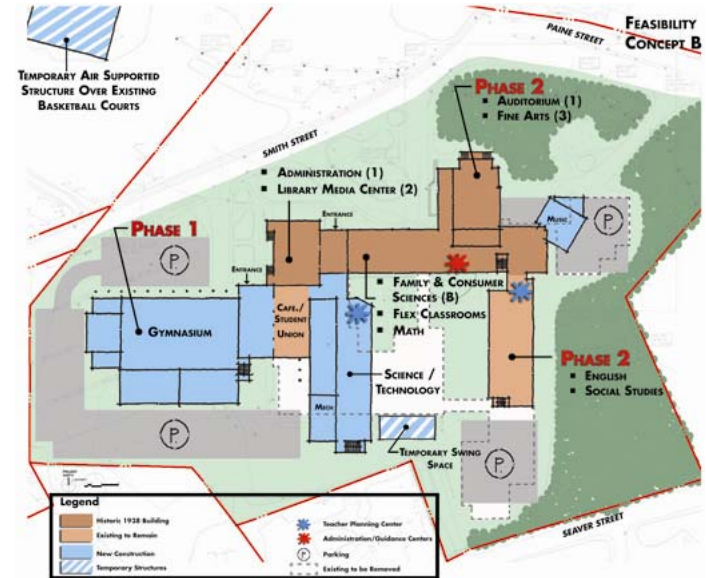
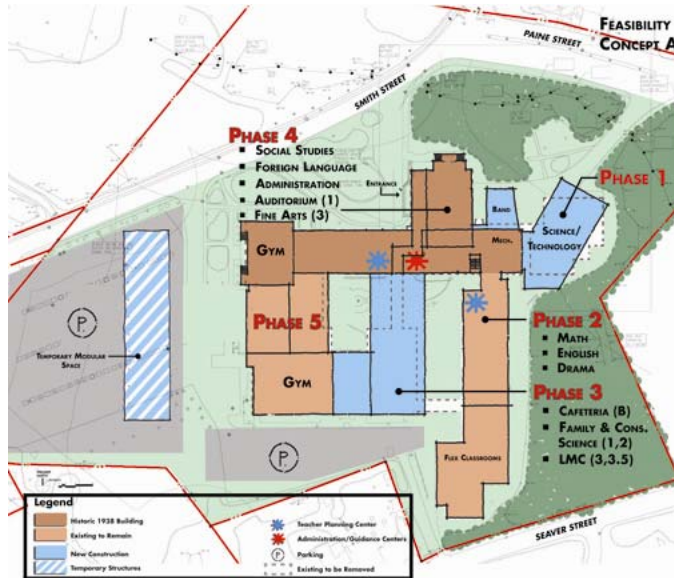
WHS Existing Conditions Plus Riverfront Area



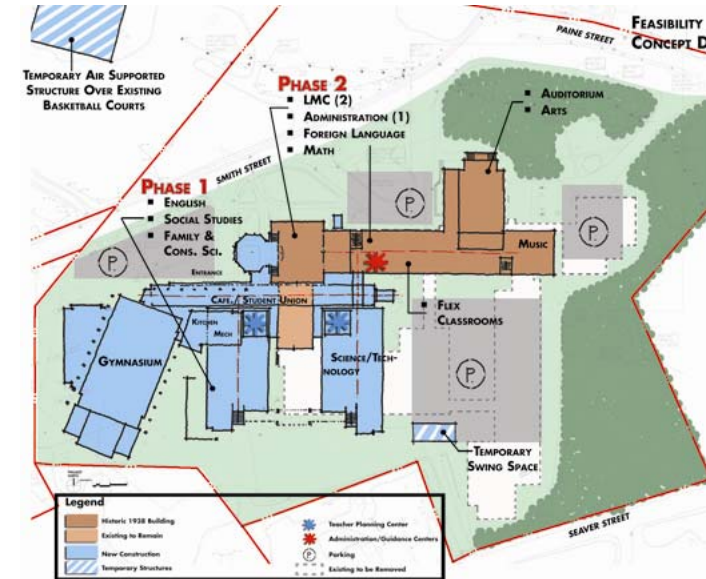
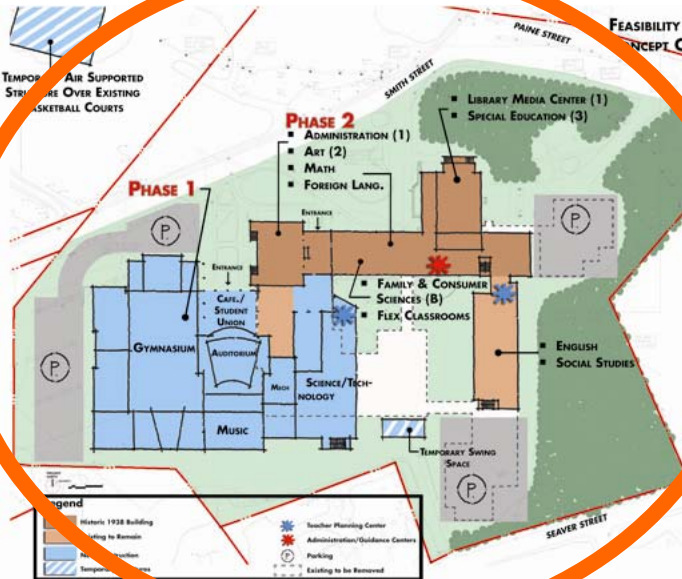
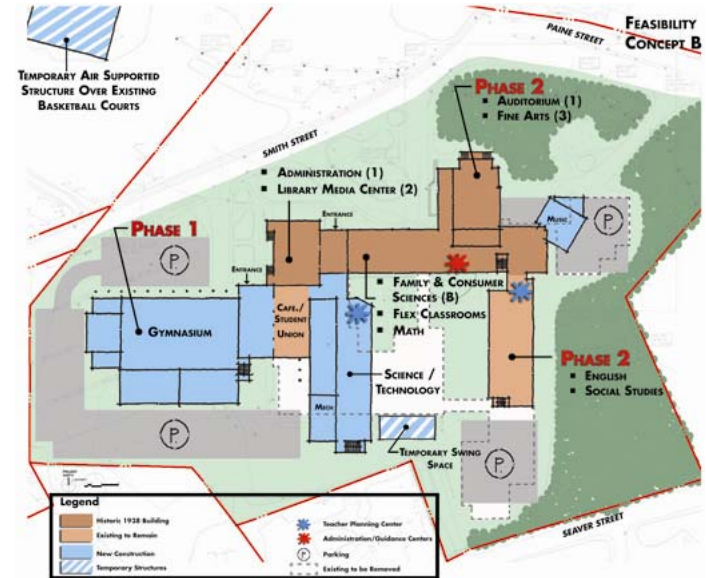
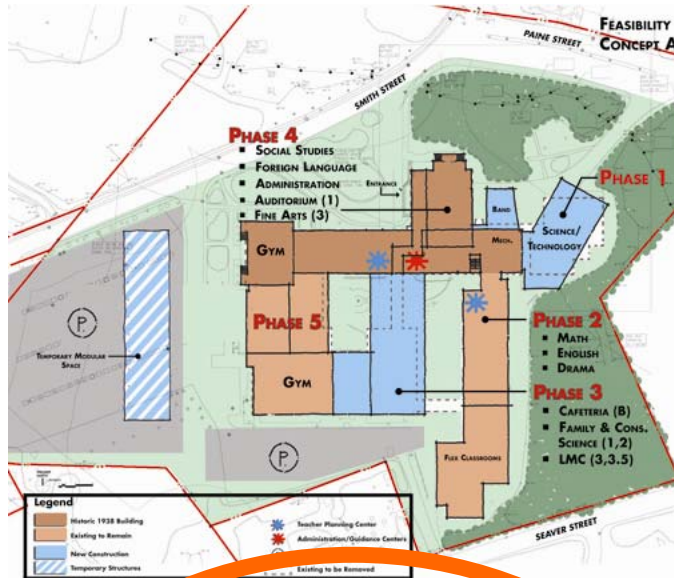
Option C: Existing Conditions Plus Floodplain



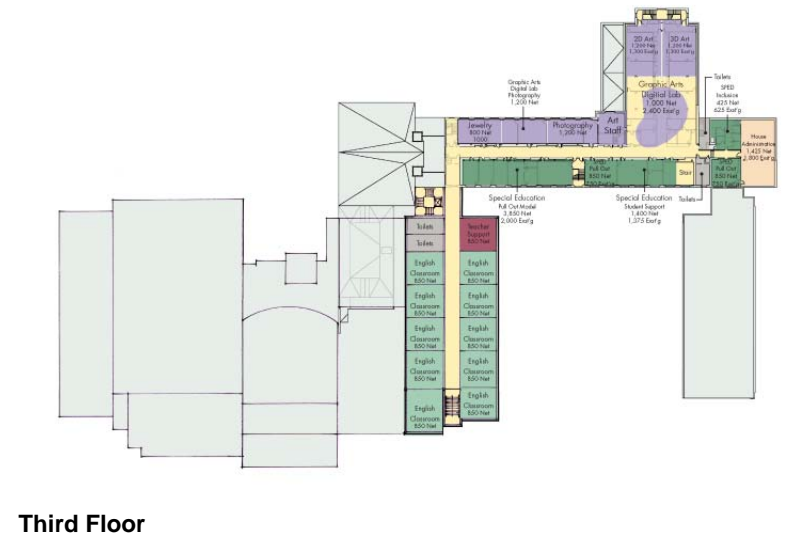
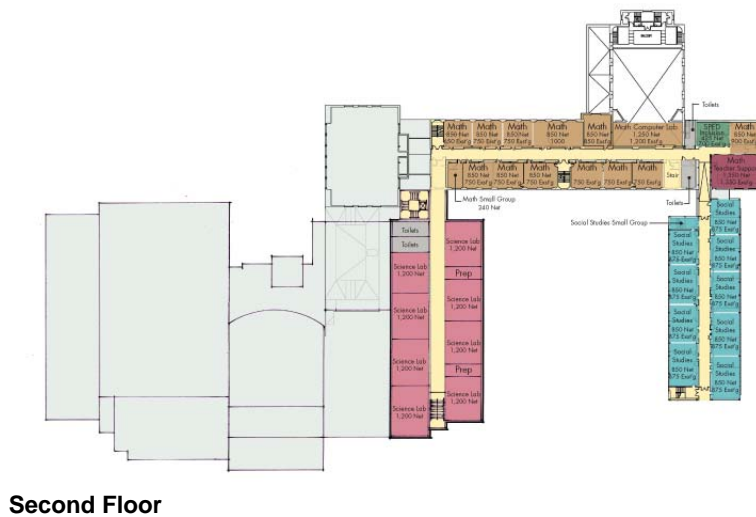
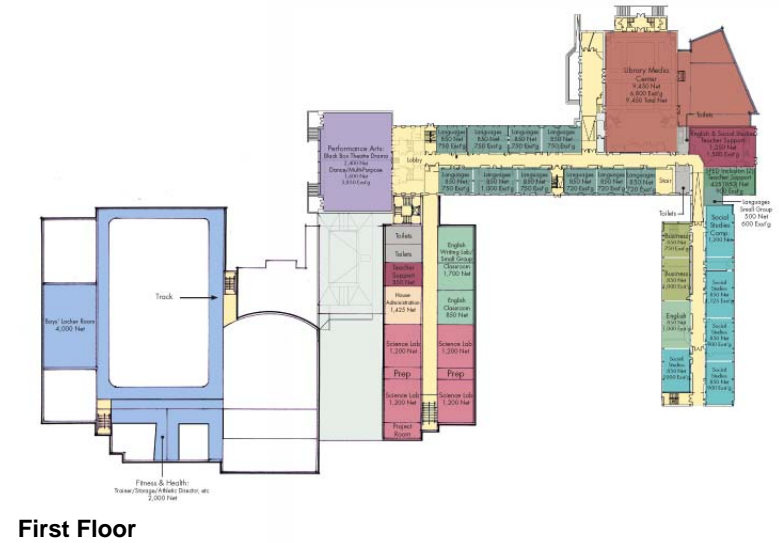
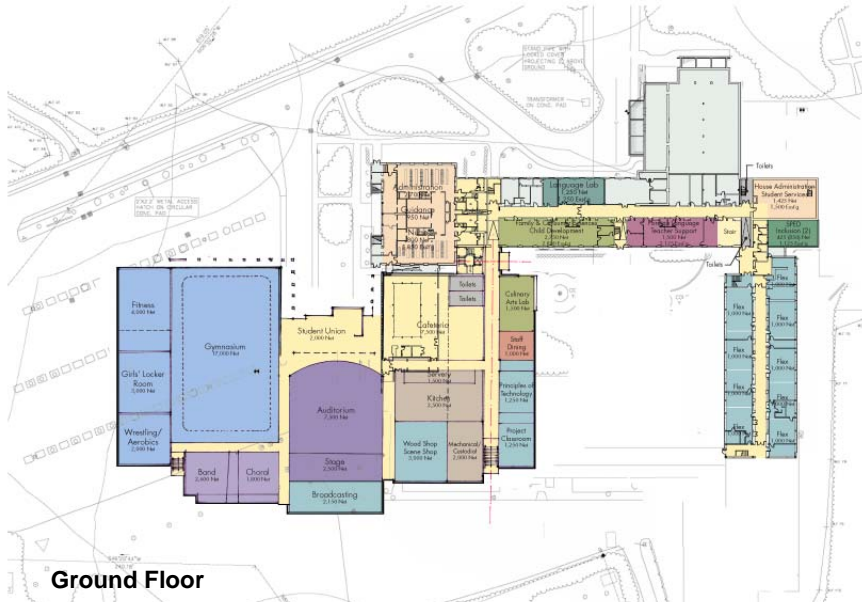
Feasibility Concepts A through D



Option C Selected for Further Study



Option C

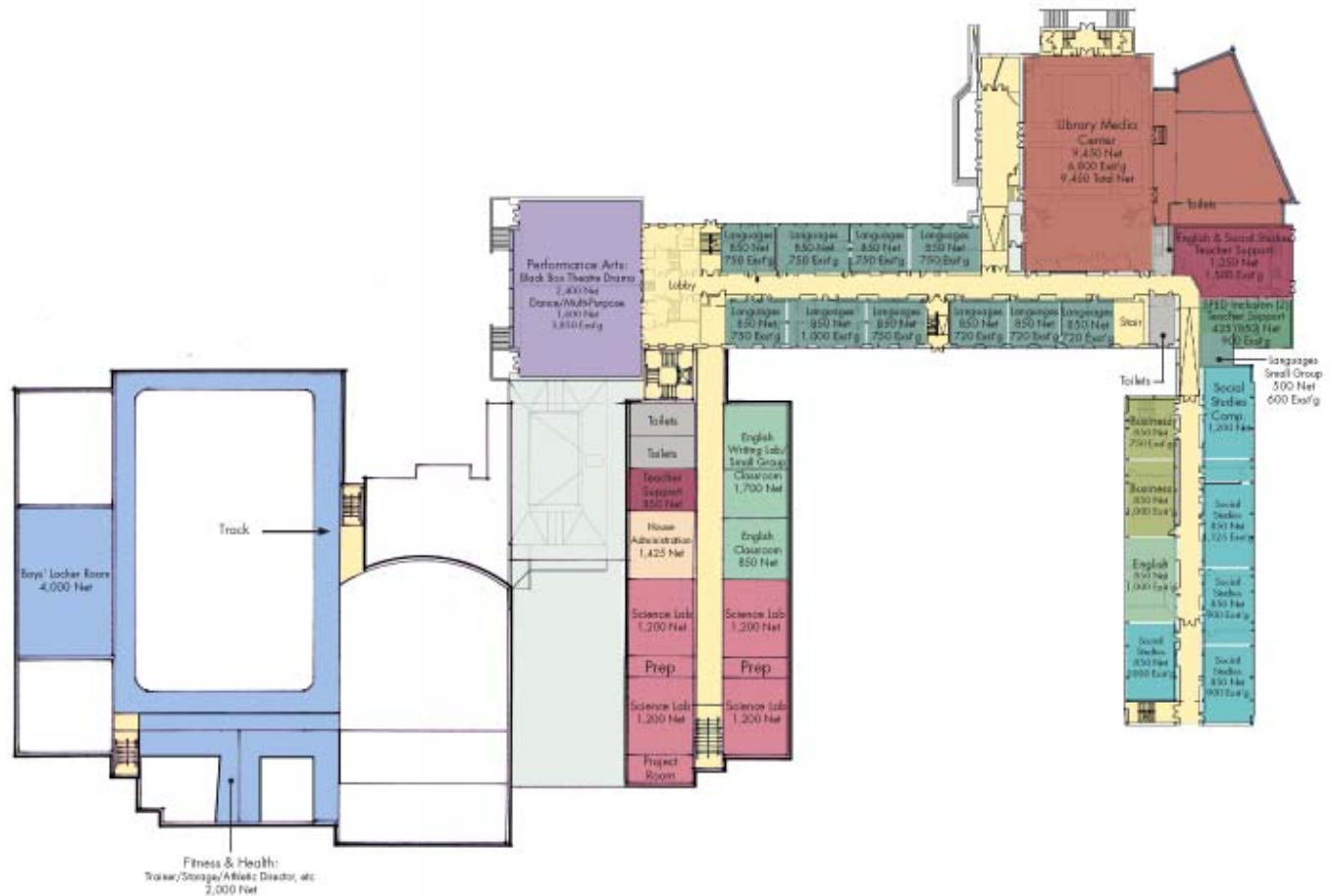


Option C Program

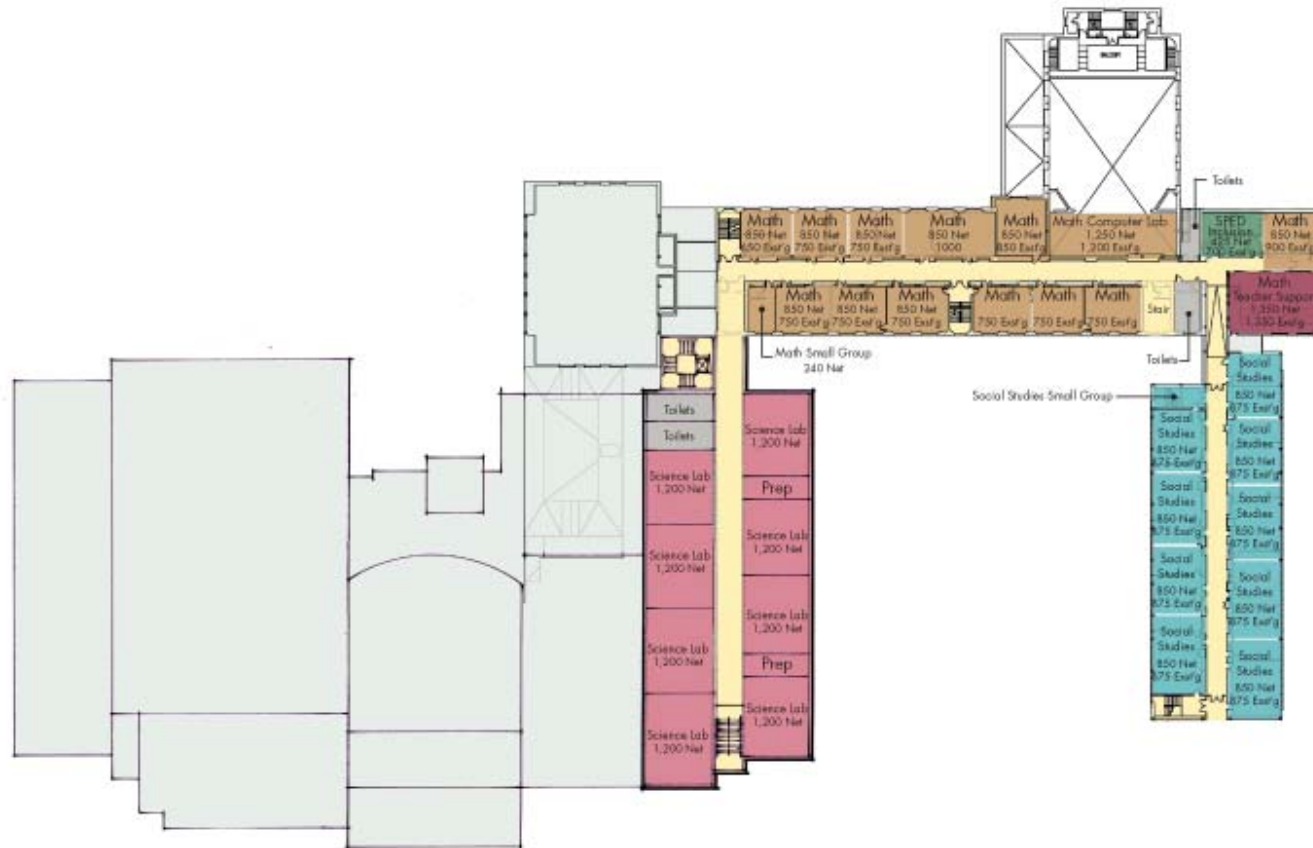
| LEGEND | PROGRAM AREA | NET SQUARE FEET | OPTION C | DELTA |
|--------|-------------------------------------|-----------------|----------------|----------------|
| | Science | 16,500 | 16,500 | |
| | Teacher Support | 9,600 | 10,000 | 400 |
| | House Admin/Student Services | 4,275 | 4,725 | 450 |
| | English | 13,025 | 11,750 | (1,275) 100/CR |
| | Social Studies | 12,000 | 12,100 | 100 |
| | Mathematics | 12,200 | 10,800 | (1,400) 100/CR |
| | Classical & Modern Languages | 10,300 | 9,785 | (515) 50/CR |
| | Flex Classrooms | 7,000 | 7,800 | 800 |
| | Technology/Engineering | 8,400 | 8,400 | |
| | Family & Consumer Science | 6,300 | 6,400 | 100 |
| | Art | 7,850 | 10,900 | 3,050 |
| | Performing Arts | 11,550 | 13,500 | 1,950 |
| | Auditorium | 11,400 | 11,400 | |
| | Special Education | 8,650 | 7,775 | (875) |
| | Fitness and Health | 44,000 | 44,000 | |
| | Library | 9,450 | 6,000 | (3,450) |
| | Cafeteria/Student Union | 16,400 | 16,400 | |
| | Large Group Instruction | 0 | 0 | |
| | Administration Suite | 2,700 | 4,450 | 5,850 |
| | Guidance/Student Support | 950 | | |
| | Nurses Office | 800 | | |
| | Custodial | 2,750 | Available | |
| | Contingent Spaces | 3,000 | 1,000 | |
| | Other Spaces | 240 | Available | |
| | Non-School Spaces | 2,900 | TBD | |
| | TOTAL NET | 222,240 | 215,085 | |
| | TOTAL GROSS (without garage) | 317,898 | 330,800 | |

| LEGEND | PROGRAM AREA | NET SQUARE FEET | OPTION C | Delta |
|--------|-------------------------------------|-----------------|----------------|----------------|
| | Science | 16,500 | 16,500 | |
| | Teacher Support | 9,600 | 10,000 | 400 |
| | House Admin/Student Services | 4,275 | 4,725 | 450 |
| | English | 13,025 | 13,025 | |
| | Social Studies | 12,000 | 12,100 | 100 |
| | Mathematics | 12,200 | 10,800 | (1,400) 100/CR |
| | Classical & Modern Languages | 10,300 | 9,785 | (515) 50/CR |
| | Flex Classrooms | 7,000 | 7,800 | 800 |
| | Technology/Engineering | 8,400 | 8,400 | |
| | Family & Consumer Science | 6,300 | 6,400 | 100 |
| | Art | 7,850 | 10,025 | 2,175 |
| | Performing Arts | 11,550 | 13,500 | 1,950 |
| | Auditorium | 11,400 | 11,400 | |
| | Special Education | 8,650 | 8,650 | |
| | Fitness and Health | 44,000 | 44,000 | |
| | Library | 9,450 | 9,450 | |
| | Cafeteria/Student Union | 16,400 | 16,400 | |
| | Large Group Instruction | 0 | 0 | |
| | Administration Suite | 2,700 | 4,450 | 5,850 |
| | Guidance/Student Support | 950 | | |
| | Nurses Office | 800 | | |
| | Custodial | 2,750 | Available | |
| | Contingent Spaces | 3,000 | 1,000 | |
| | Other Spaces | 240 | Available | |
| | Non-School Spaces | 2,900 | TBD | |
| | TOTAL NET | 222,240 | 219,810 | |
| | TOTAL GROSS (without garage) | 317,898 | 335,800 | |

Option C: First Floor



Option C: Second Floor





Option C: Existing Conditions



Option C: Phase 1 Demolition

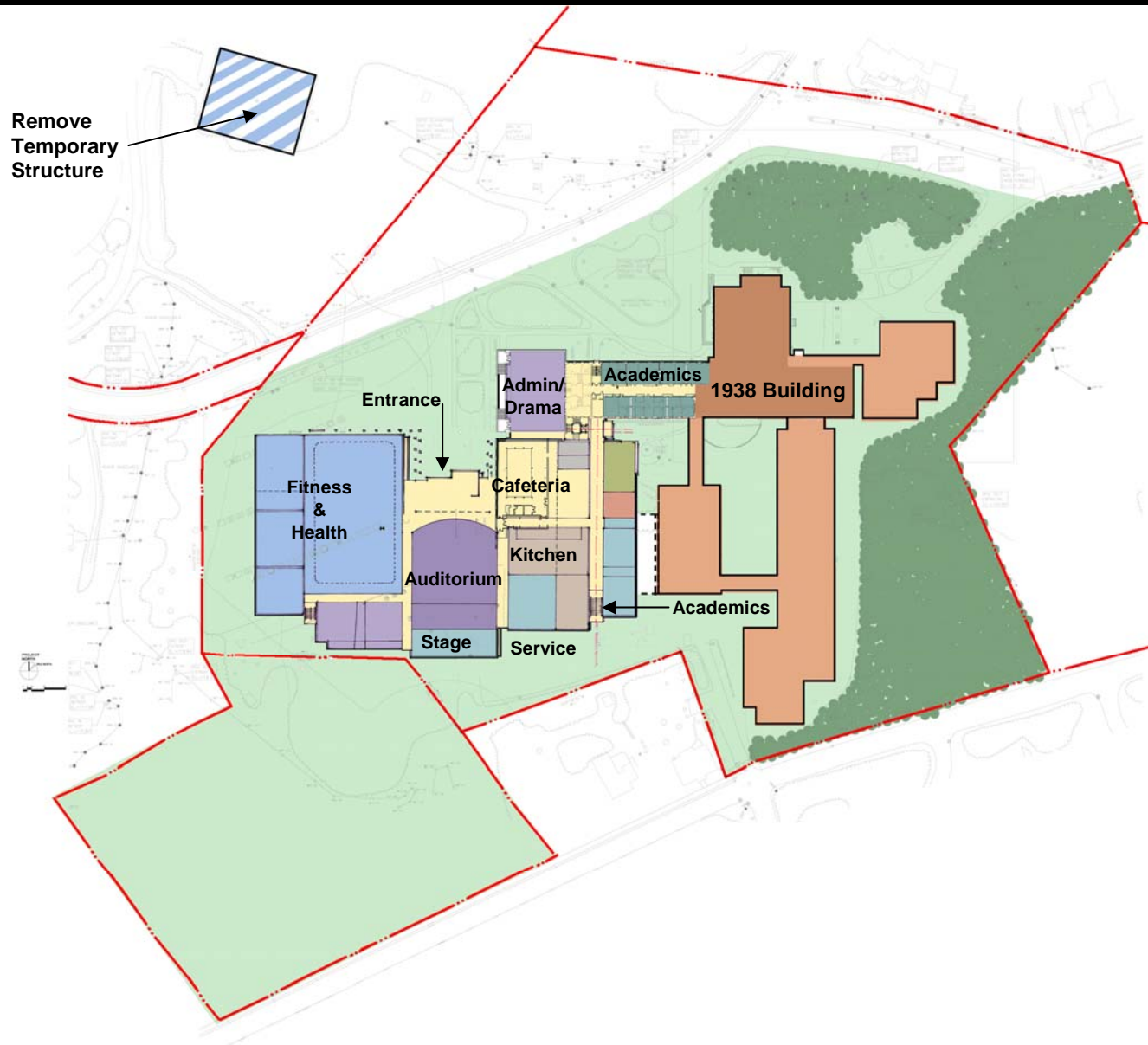
Build Temporary
Athletic/Gym
Space



Option C: Phase 1 Construction



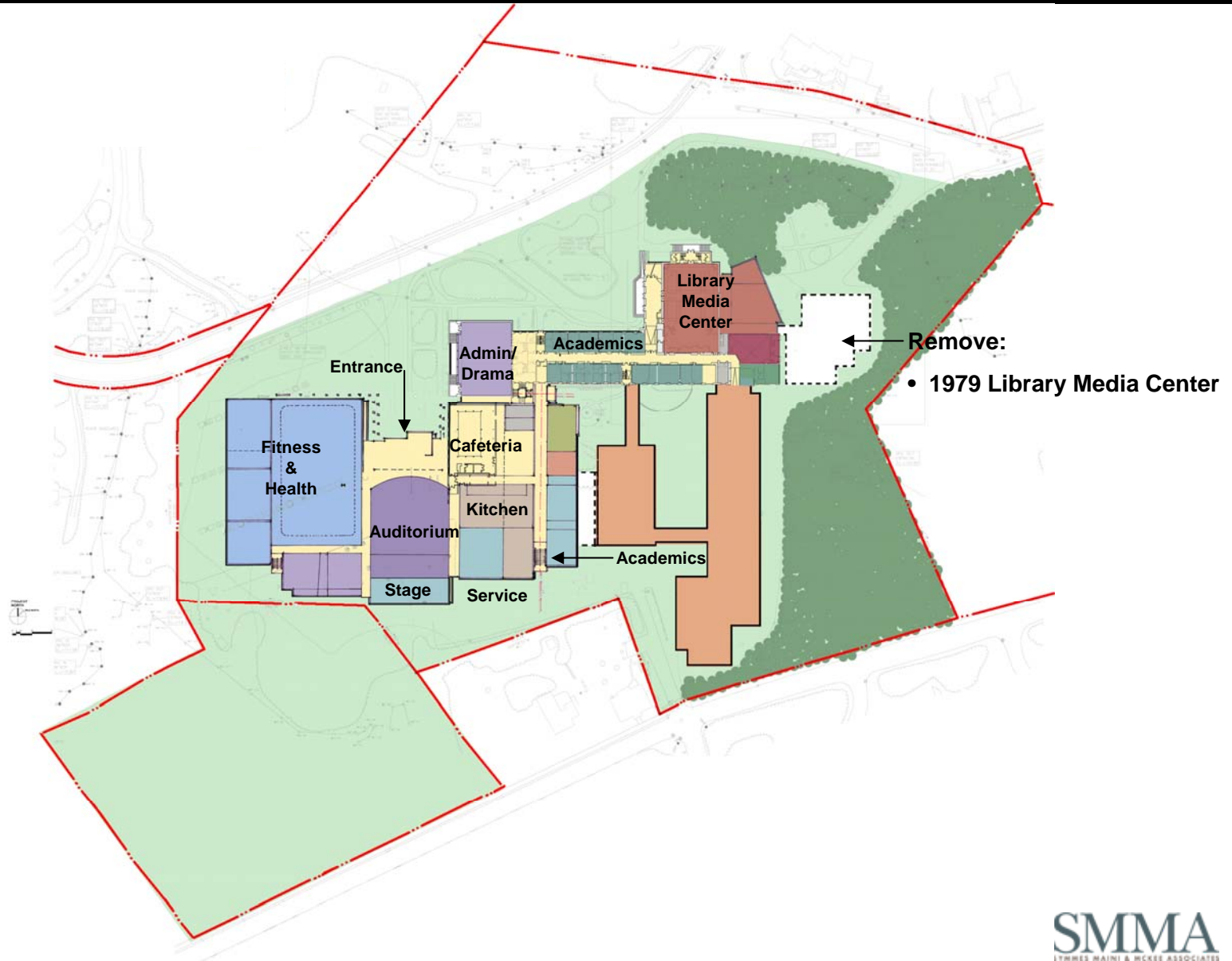
Option C: Phase 2 Renovation



Option C: Phase 3 Renovation



Option C: Phase 3 Renovation/Demolition



Option C: Phase 4 Renovation



Option C: Phase 4 Demolition



Option C



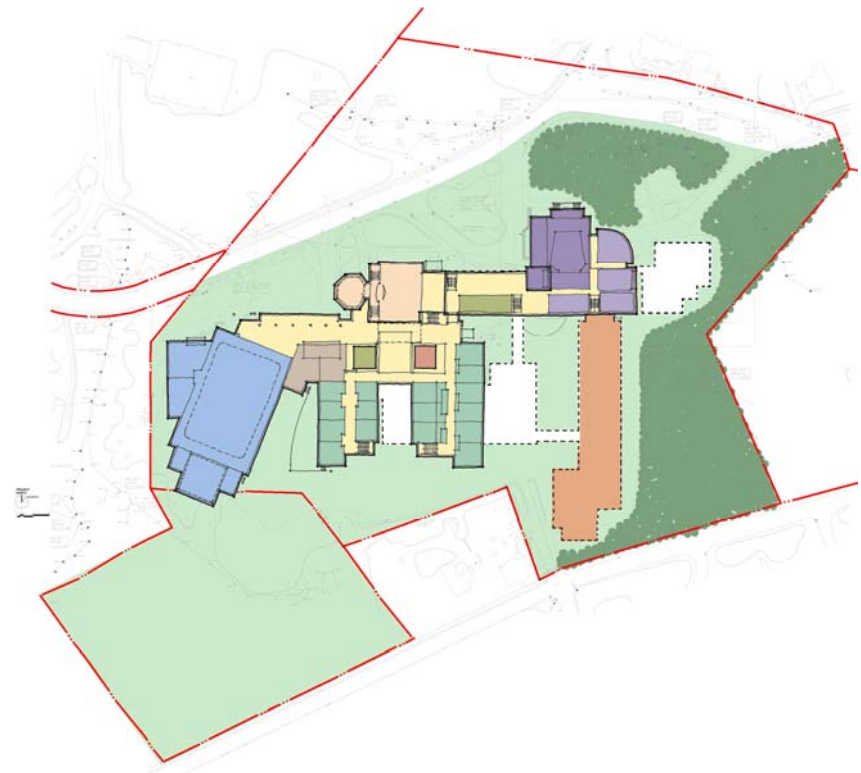
March 23, 2007 SBC/PBC Charrette

- Working Session to Review Work to Date
- Explore Additional Planning Options
- Four Additional Options for Consideration
 - Three New Building Scenarios
 - One Addition/Renovation Scenario

Additions and Renovations Options



C.1

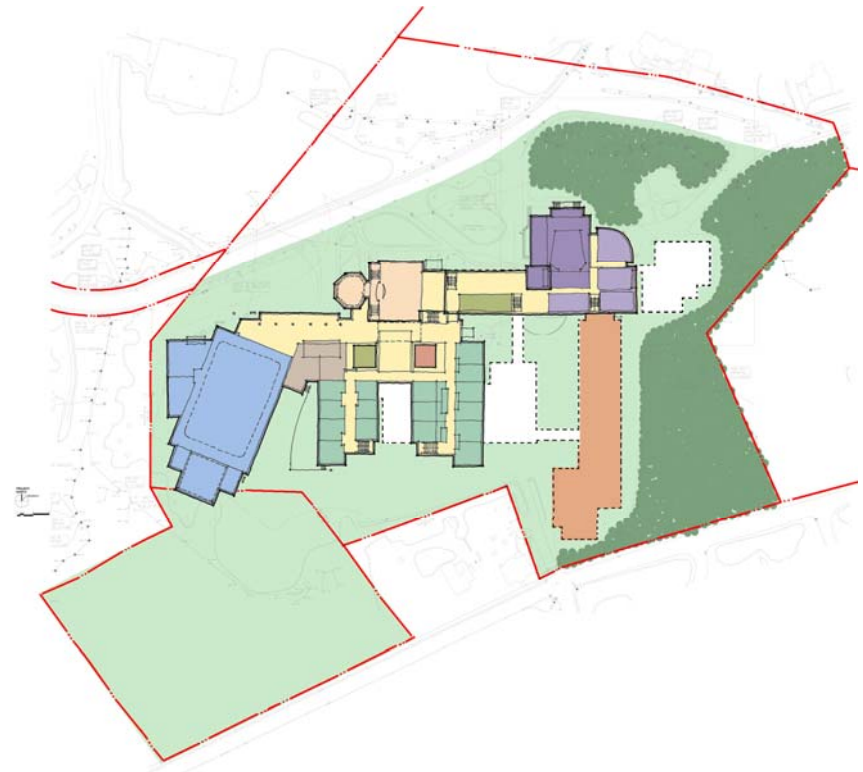


D.1

Additions and Renovations Options



C.1



D.1

Option D.1

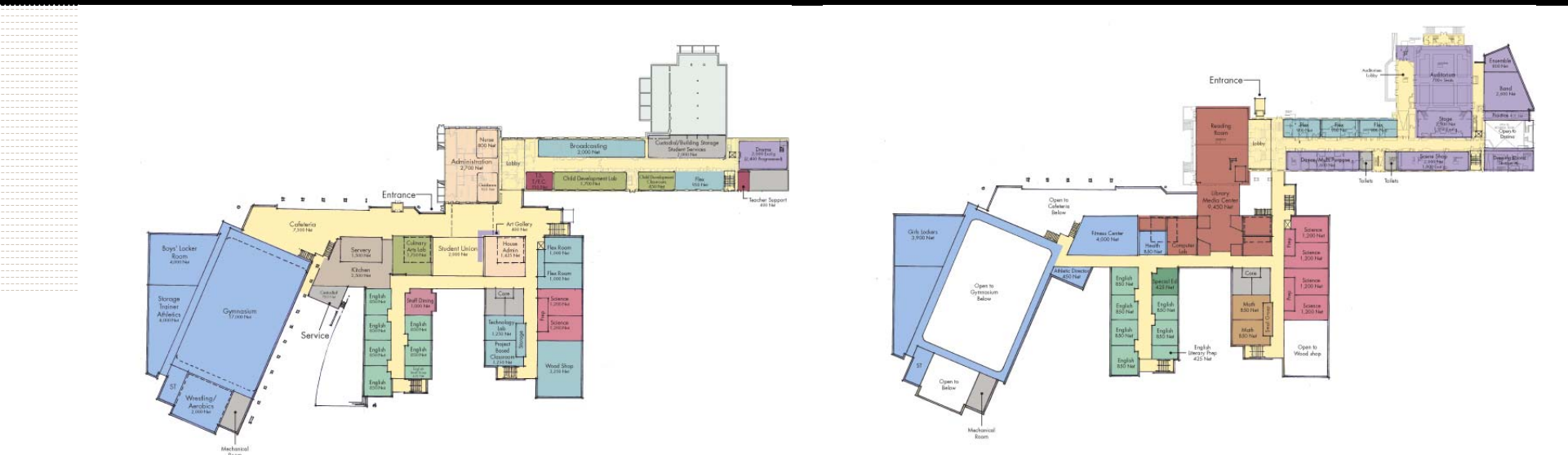
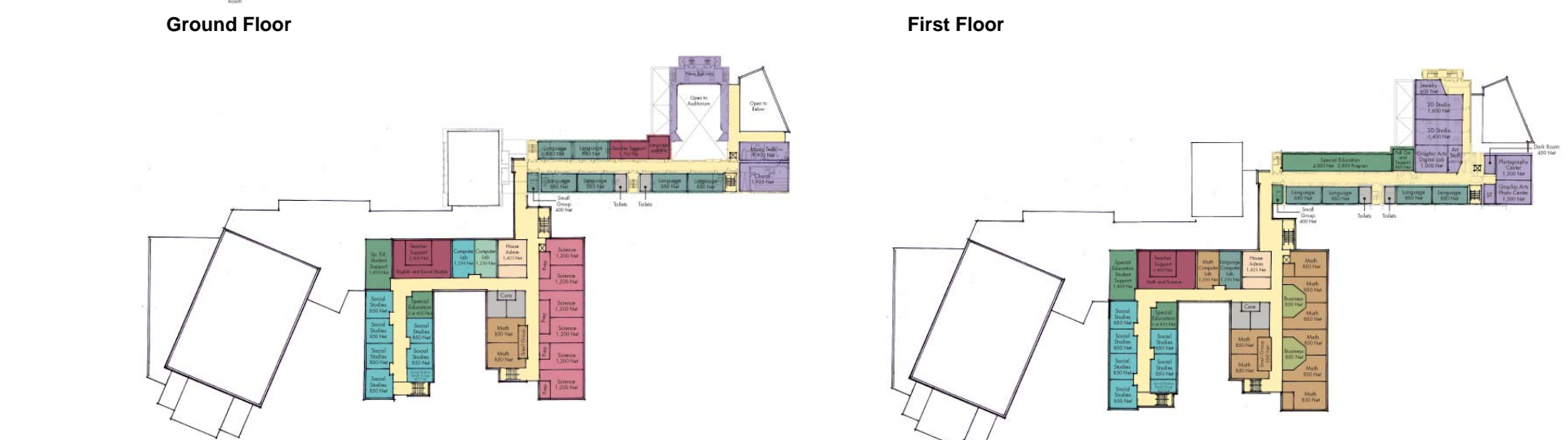


Figure 1. **Ground Floor** **First Floor**

Figure 1. **Ground Floor** **First Floor**



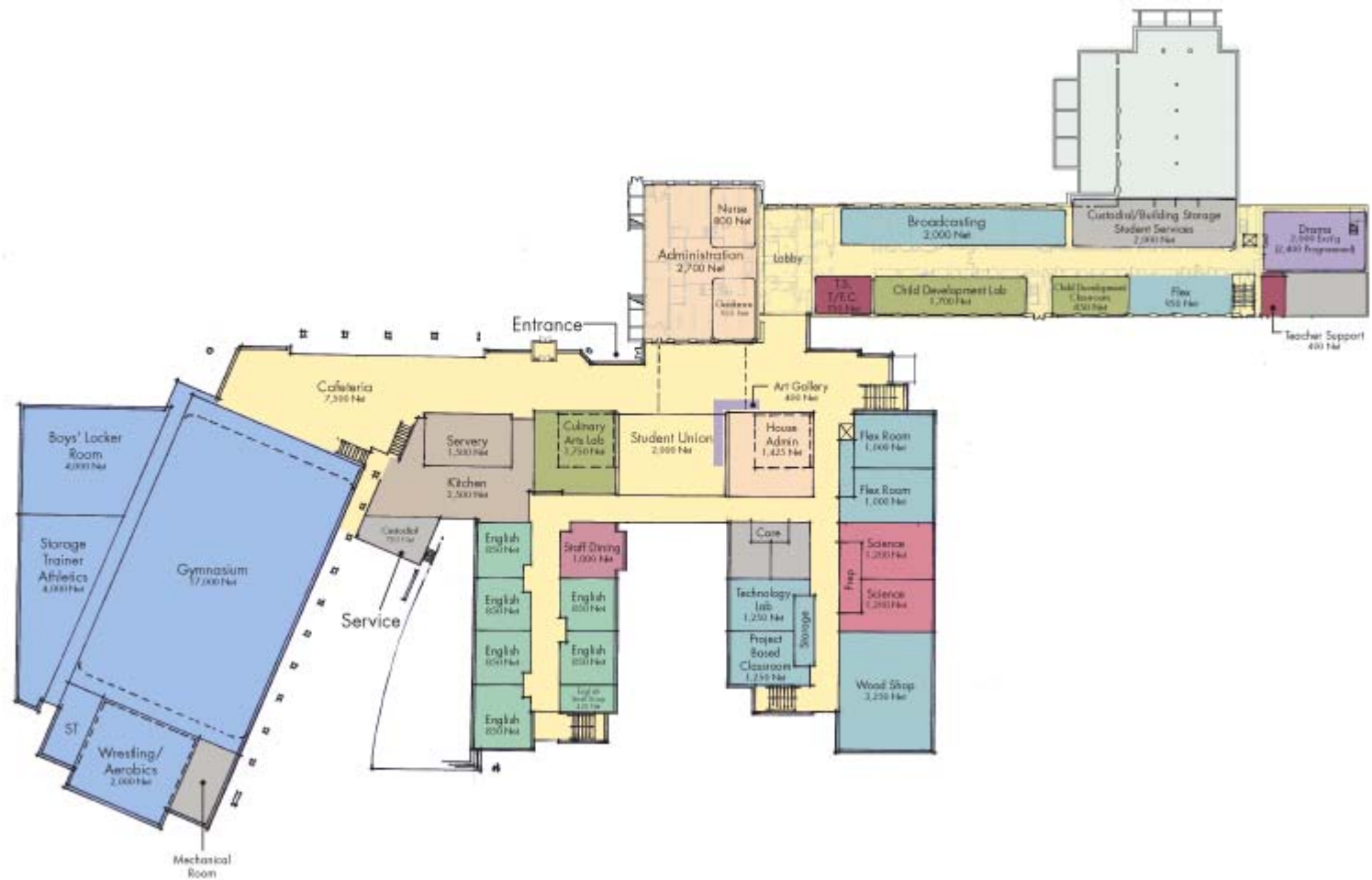
Second Floor **Third Floor**

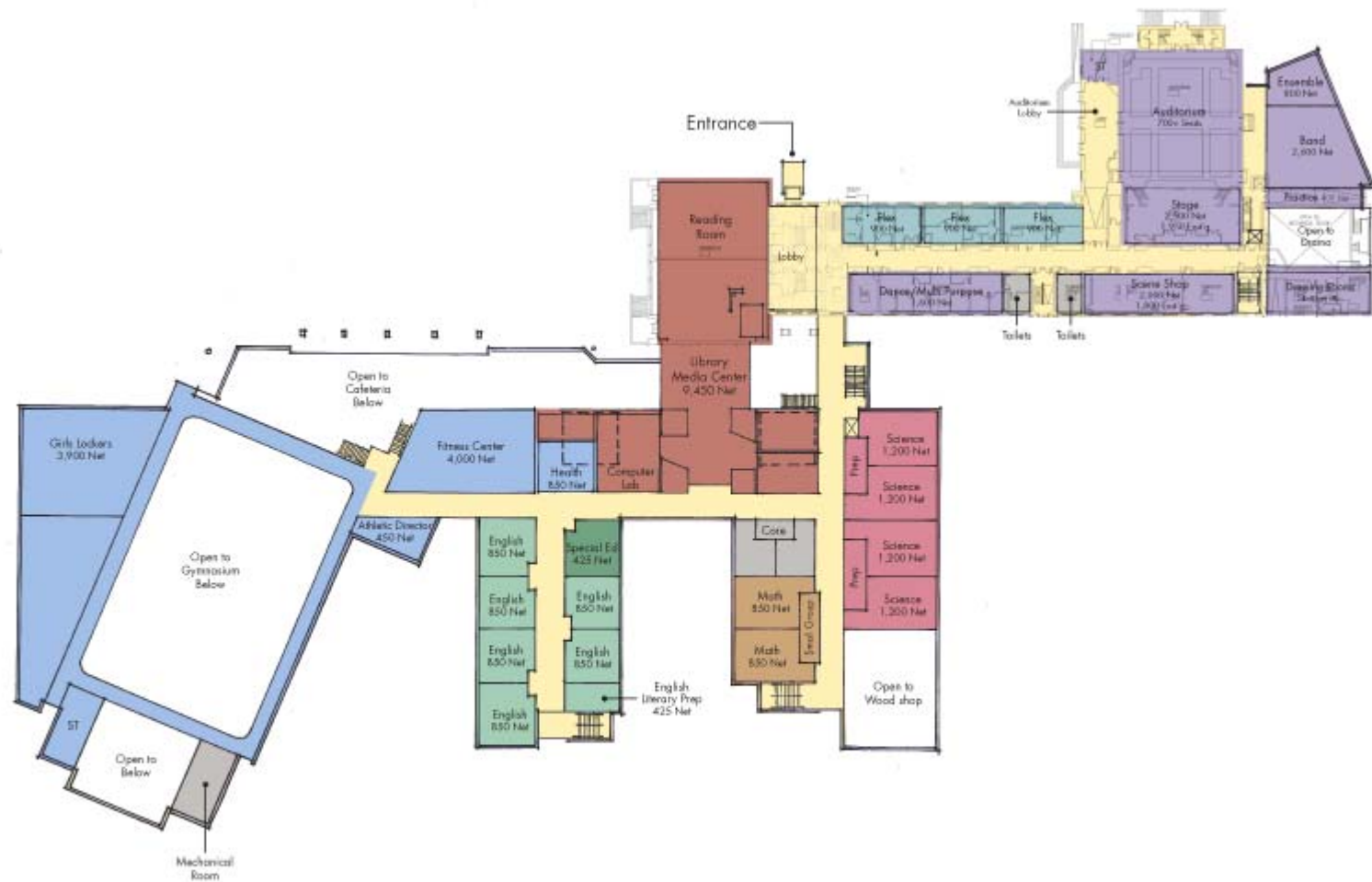
Second Floor **Third Floor**

Option D.1 Program Matrix

| LEGEND | PROGRAM AREA | NET SQUARE FEET | OPTION D.1 | DELTA |
|--------|-------------------------------------|-----------------|----------------|------------|
| | Science | 16,500 | 16,500 | |
| | Teacher Support | 9,600 | 9,000 | 600 |
| | House Admin/Student Services | 4,275 | 4,275 | |
| | English | 13,025 | 13,025 | |
| | Social Studies | 12,000 | 12,000 | |
| | Mathematics | 12,200 | 12,200 | |
| | Classical & Modern Languages | 10,300 | 10,450 | 150 |
| | Flex Classrooms | 7,000 | 6,050 | (950) |
| | Technology/Engineering | 8,400 | 8,400 | |
| | Family & Consumer Science | 6,300 | 6,100 | 200 |
| | Art | 7,850 | 8,250 | 400 |
| | Performing Arts | 11,550 | 11,425 | (125) |
| | Auditorium | 11,400 | 9,650 | (1,750) |
| | Special Education | 8,650 | 8,600 | (50) |
| | Fitness and Health | 44,000 | 44,000 | |
| | Library | 9,450 | 9,450 | |
| | Cafeteria/Student Union | 16,400 | 16,400 | |
| | Large Group Instruction | 0 | 0 | |
| | Administration Suite | 2,700 | 4,450 | |
| | Guidance/Student Support | 950 | | |
| | Nurses Office | 800 | | |
| | Custodial | 2,750 | 2,750 | |
| | Contingent Spaces | 3,000 | 2,000 | Scene Shop |
| | Other Spaces | 240 | 240 | |
| | Non-School Spaces | 2,900 | Not Included | |
| | TOTAL NET | 222,240 | 215,215 | |
| | TOTAL GROSS (without garage) | 317,898 | 332,000 | |

Option D.1: Ground Floor

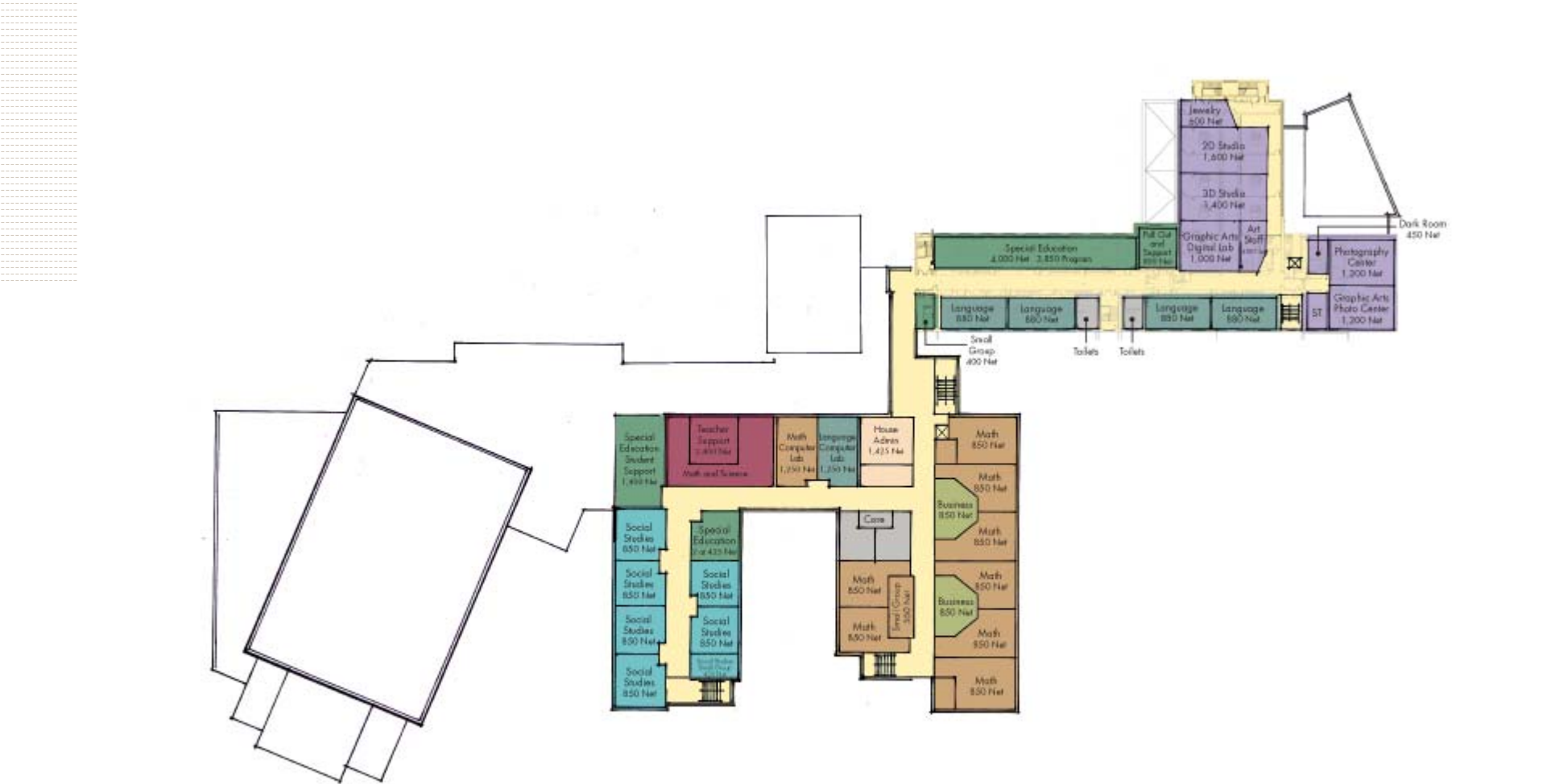




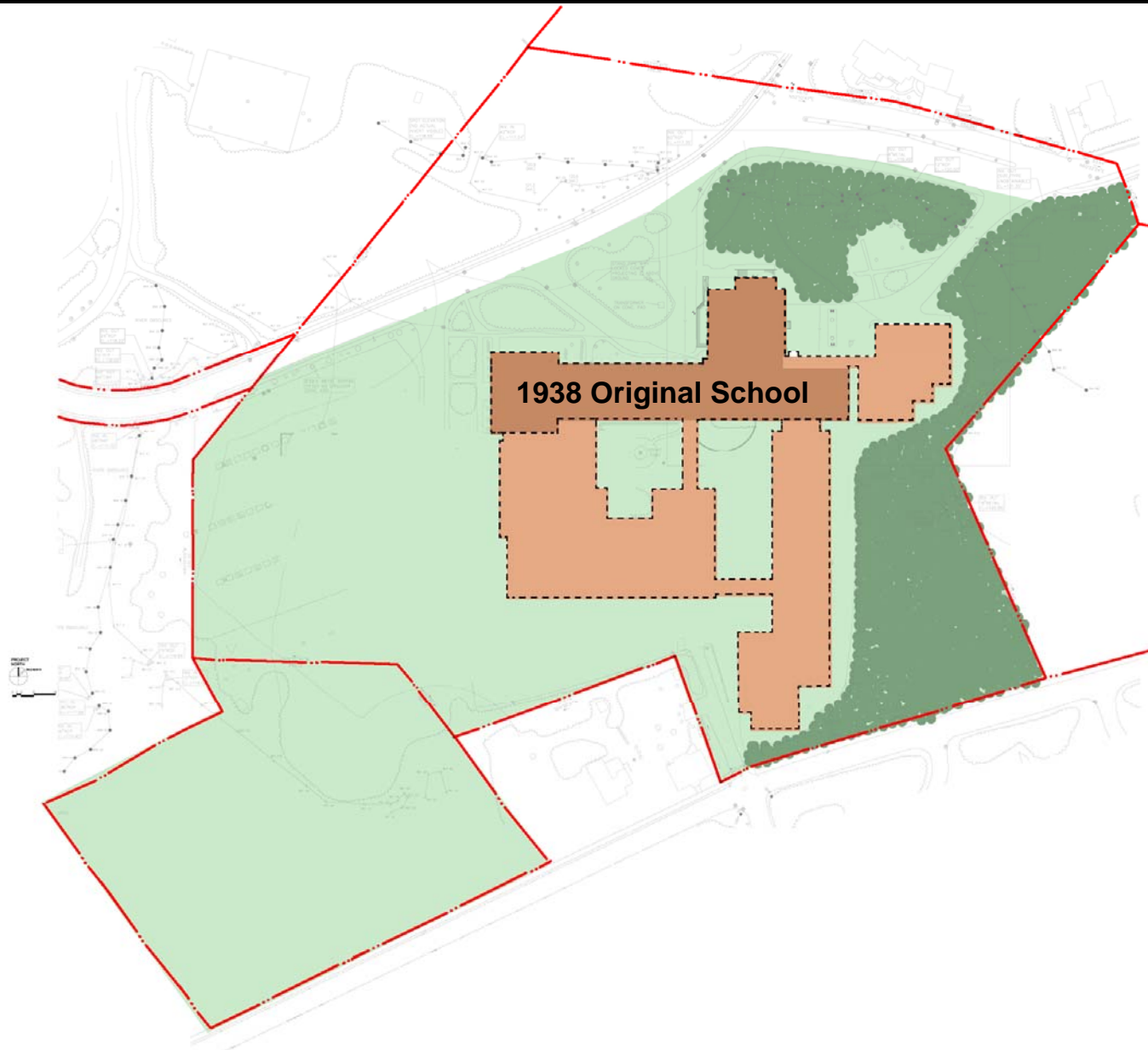
Option D.1: Second Floor



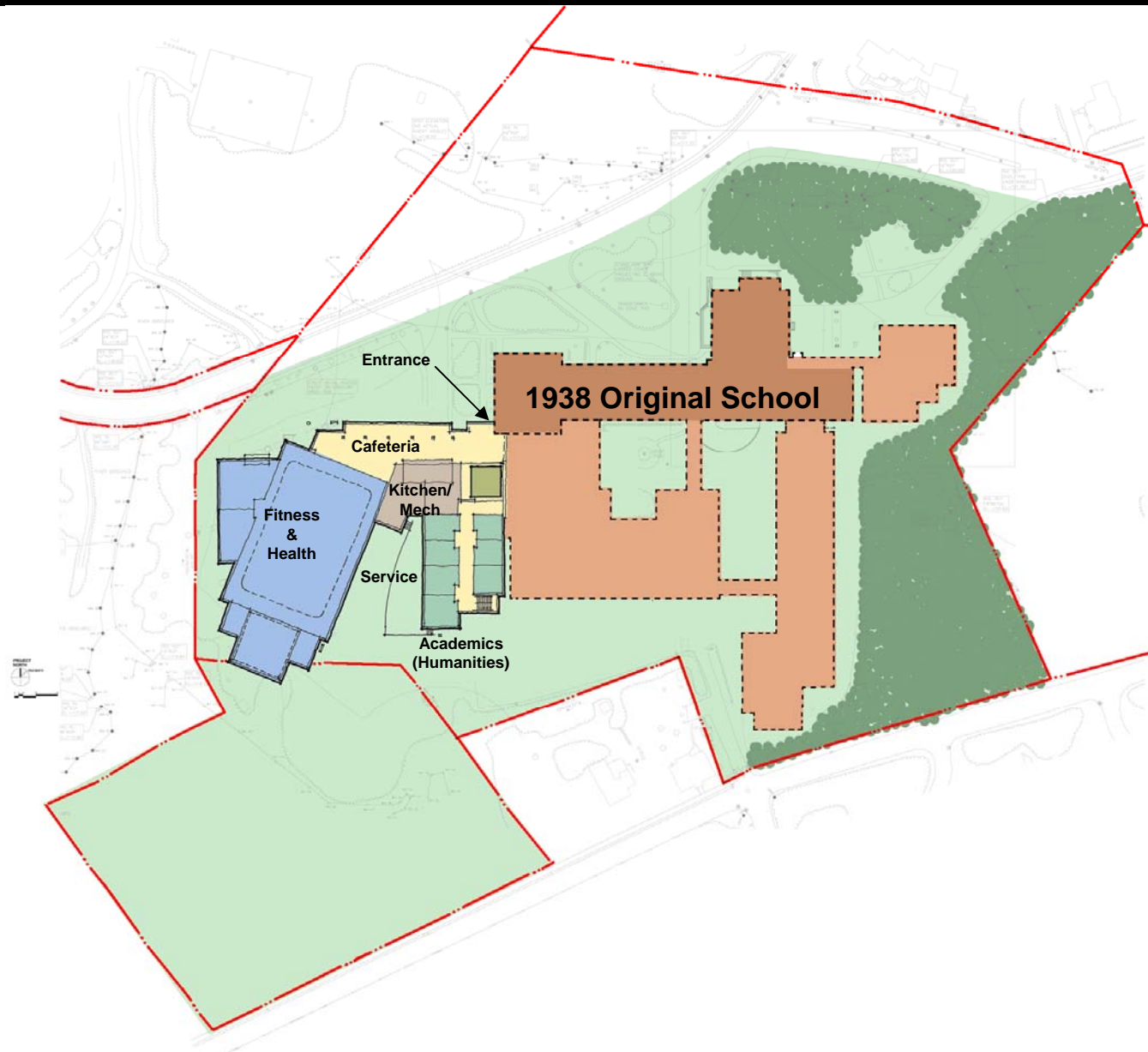
Option D.1: Third Floor



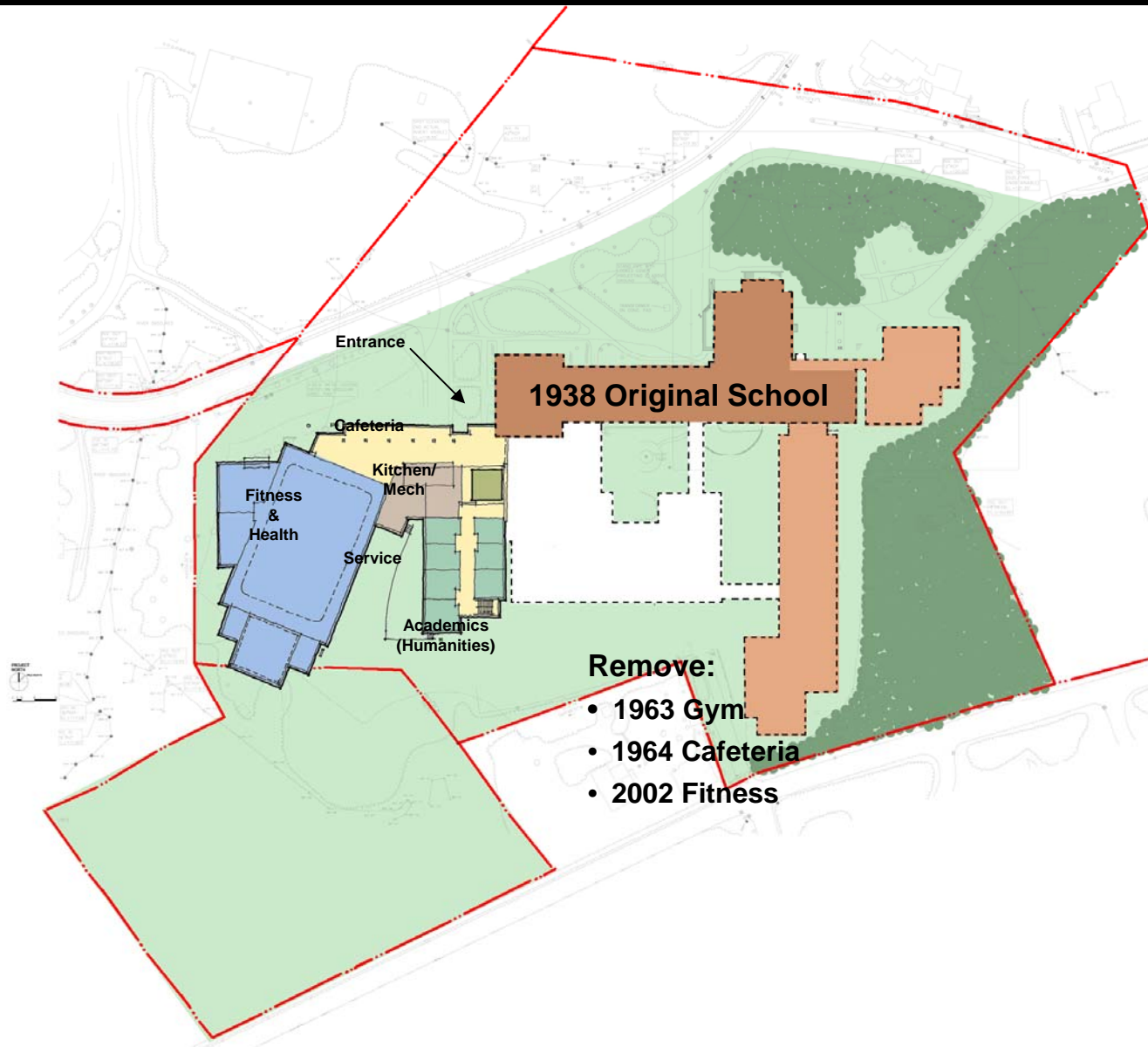
Option D.1: Existing Conditions



Option D.1: Phase 1



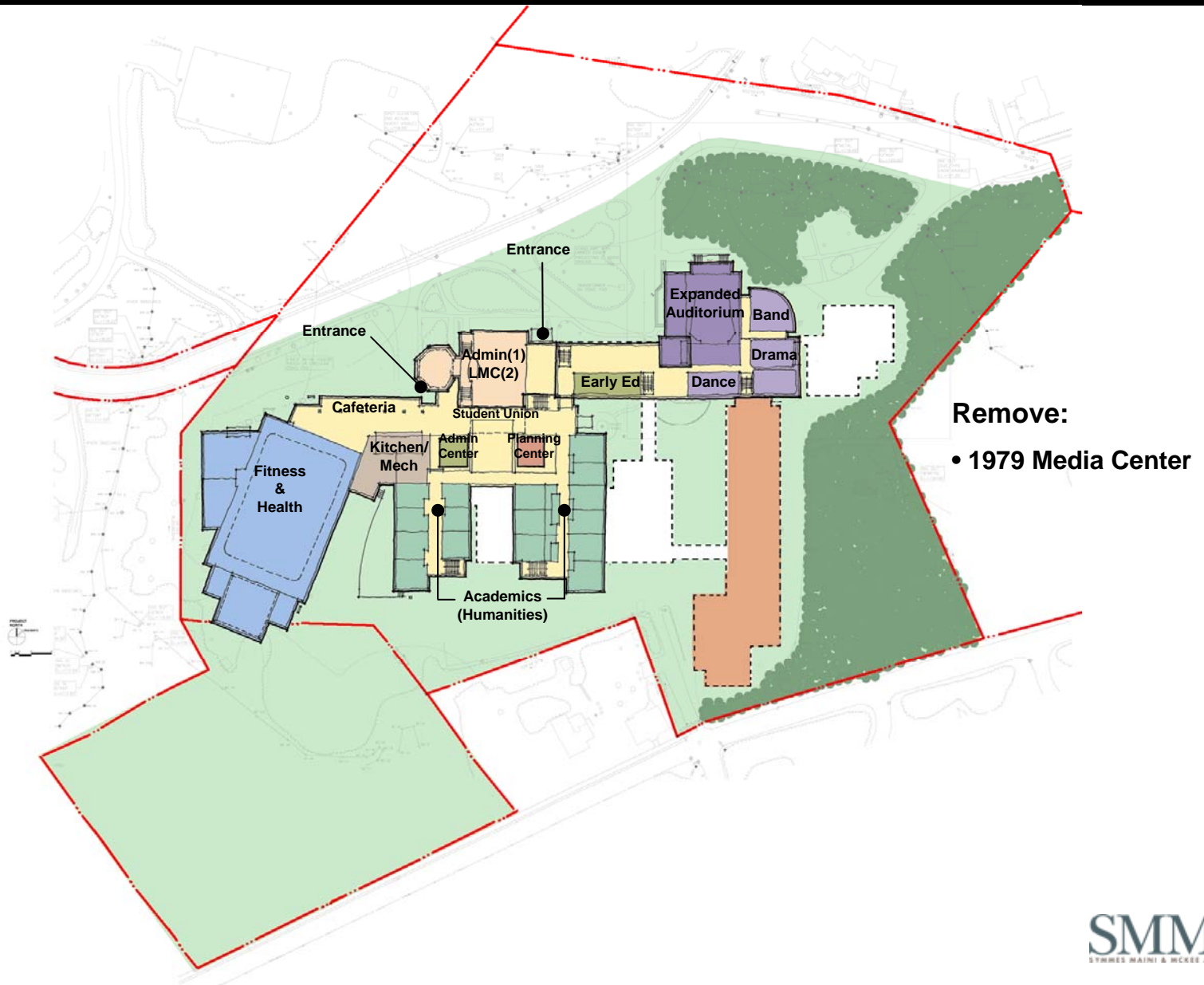
Option D.1: Phase 1 Demolition



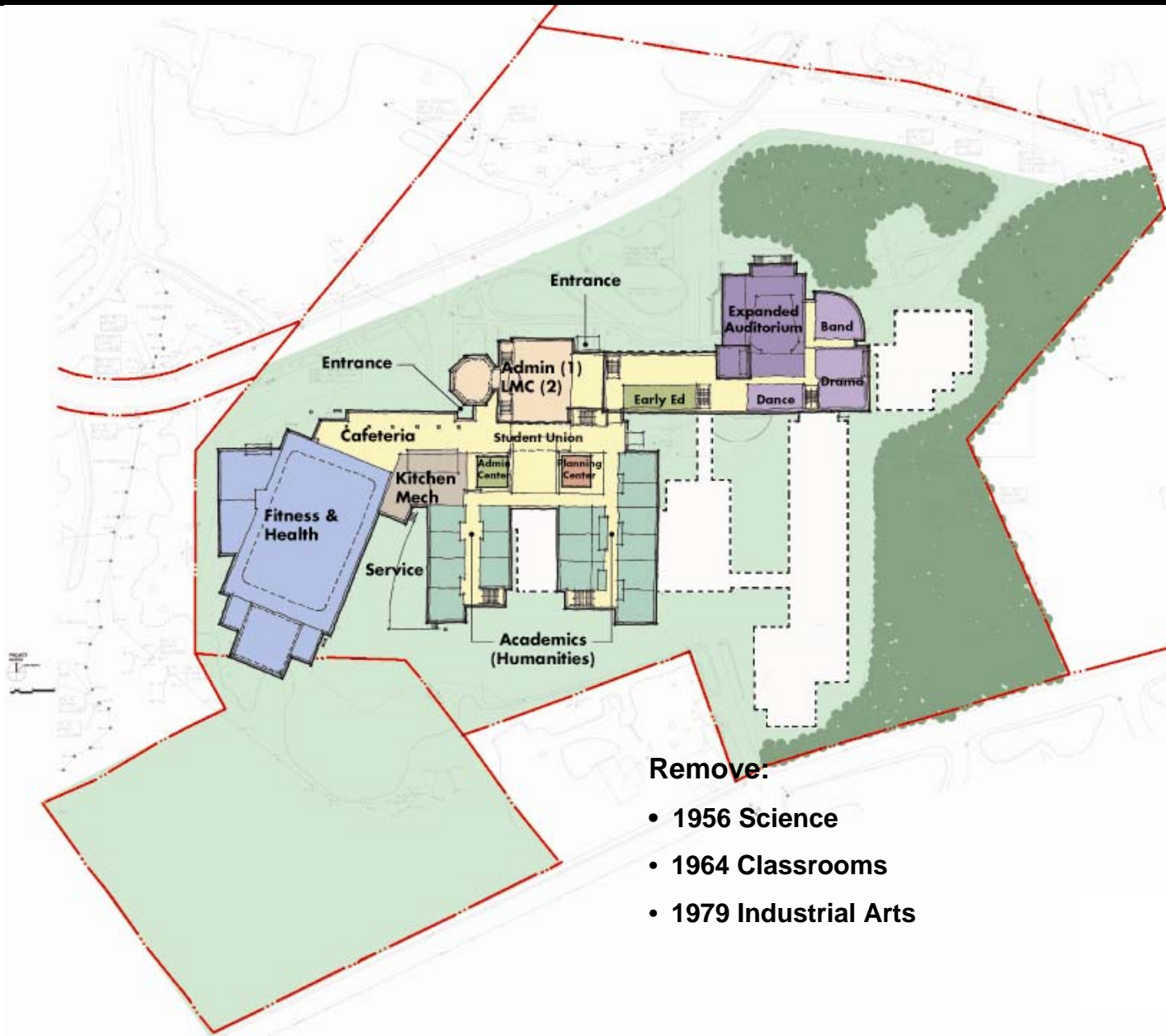
Option D.1: Phase 2



Option D.1: Phase 3



Option D.1: Phase 3 Demolition

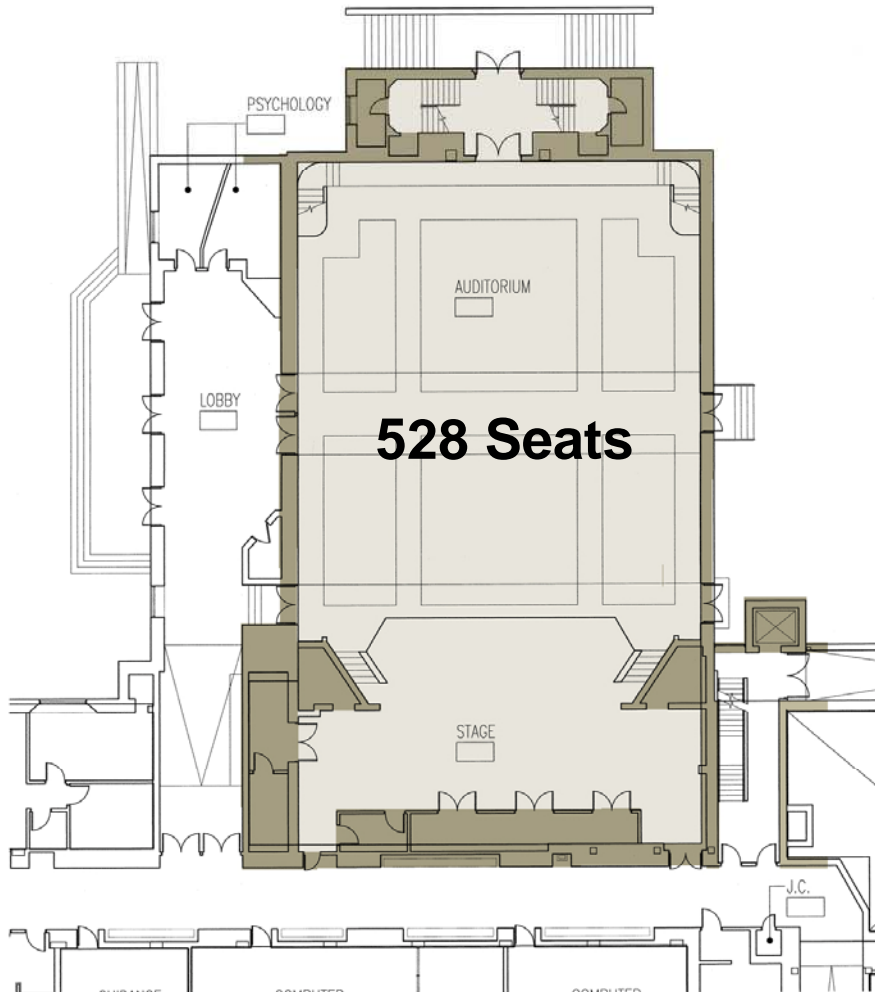


Remove:

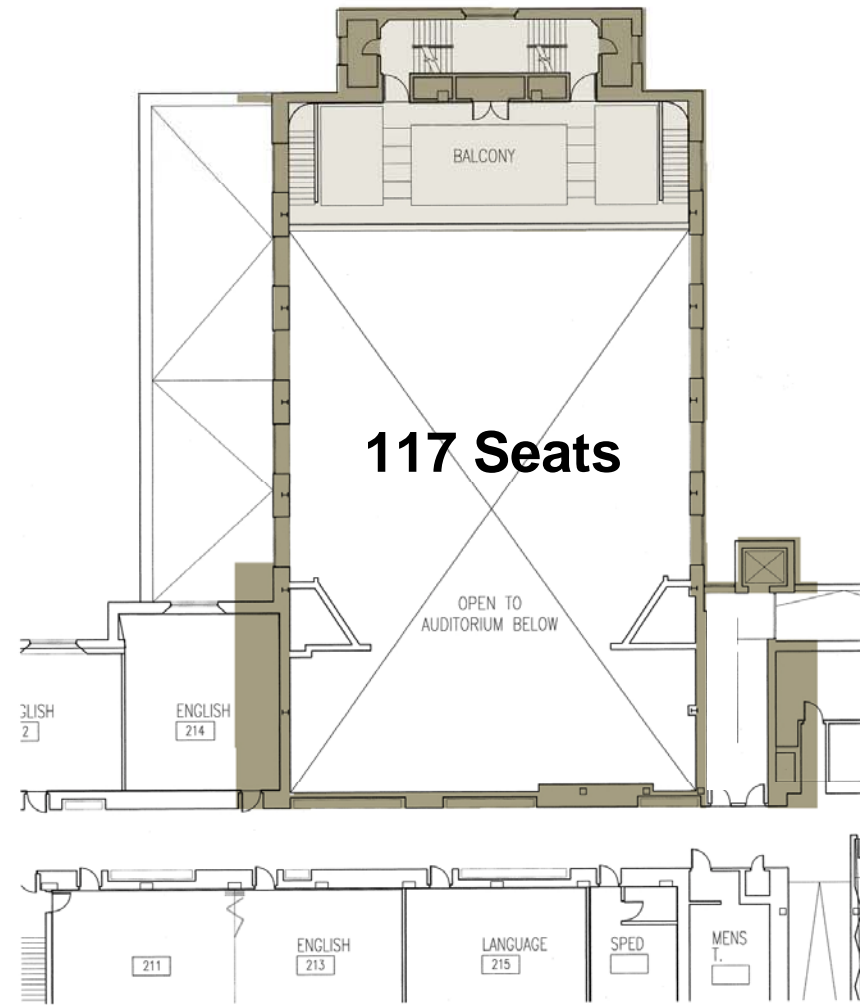
- 1956 Science
- 1964 Classrooms
- 1979 Industrial Arts

Option D.1: Existing Auditorium

645 Seats Total



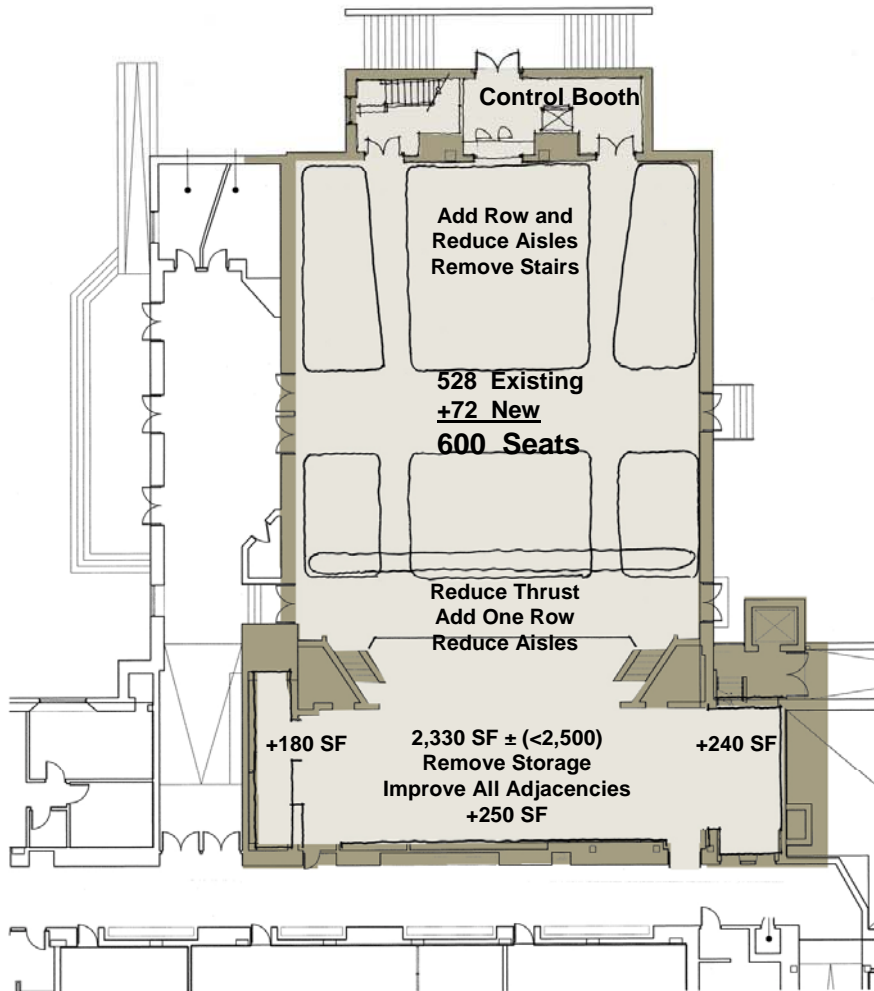
First Floor



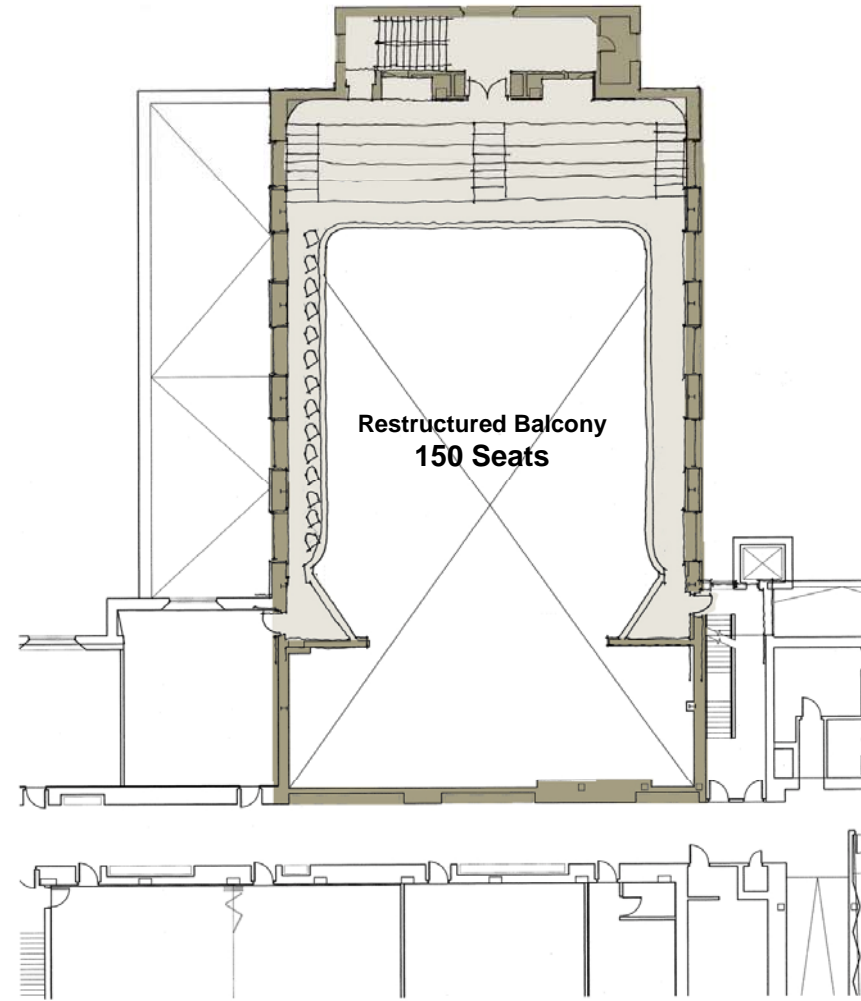
Second Floor

Option D.1: Proposed Auditorium

750 Seats Total

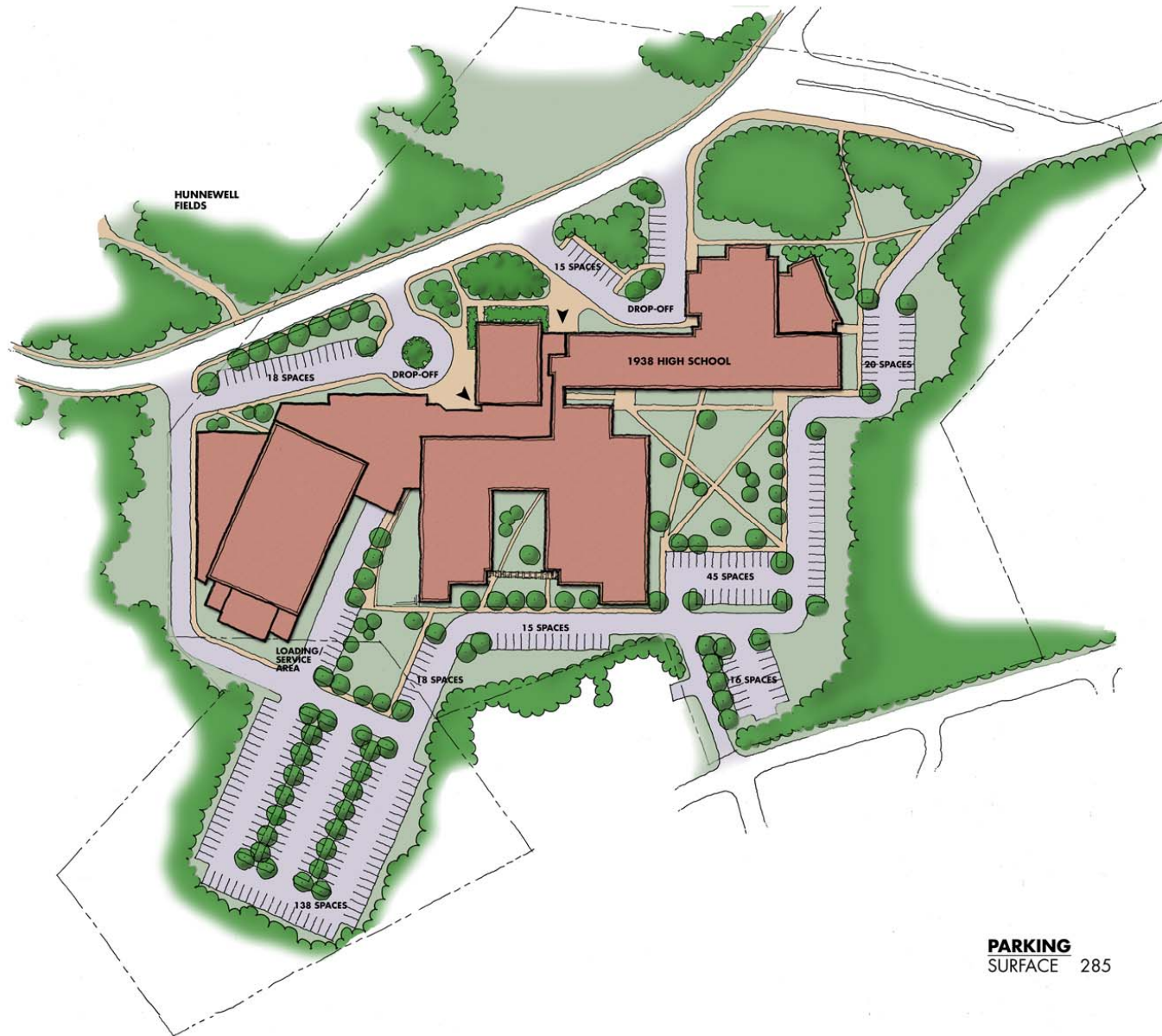


First Floor



Second Floor

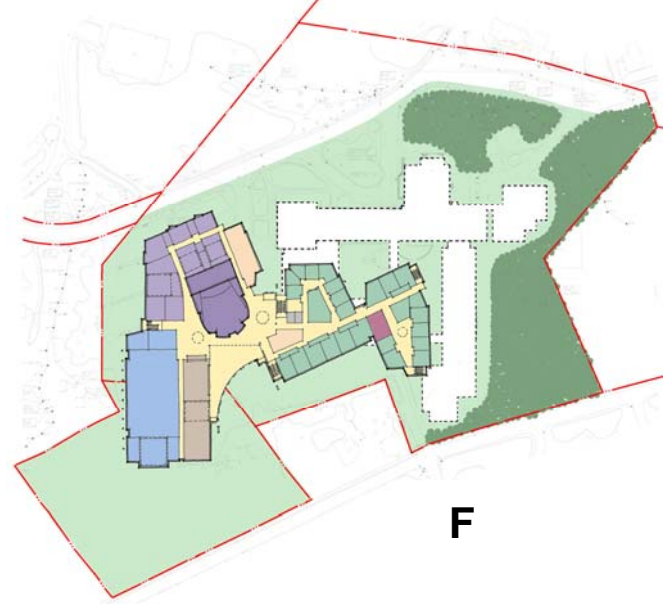
Option D.1: Site Plan



New Building Options



E



F

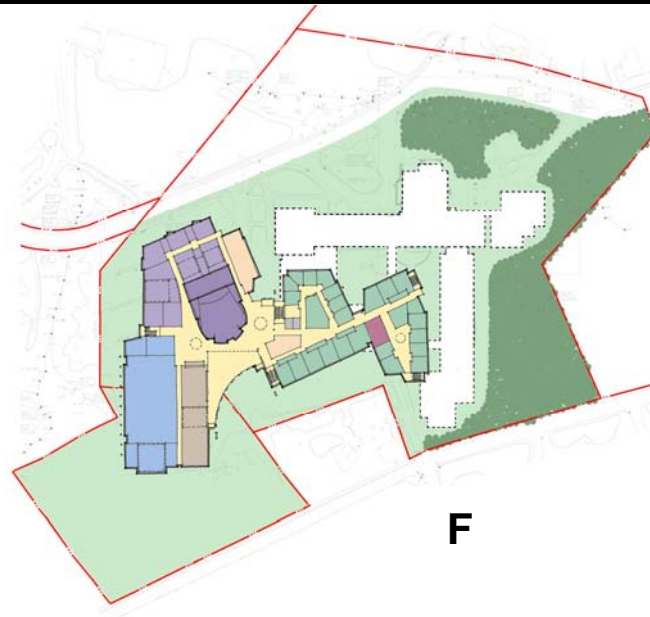


G

New Building Options



E



F

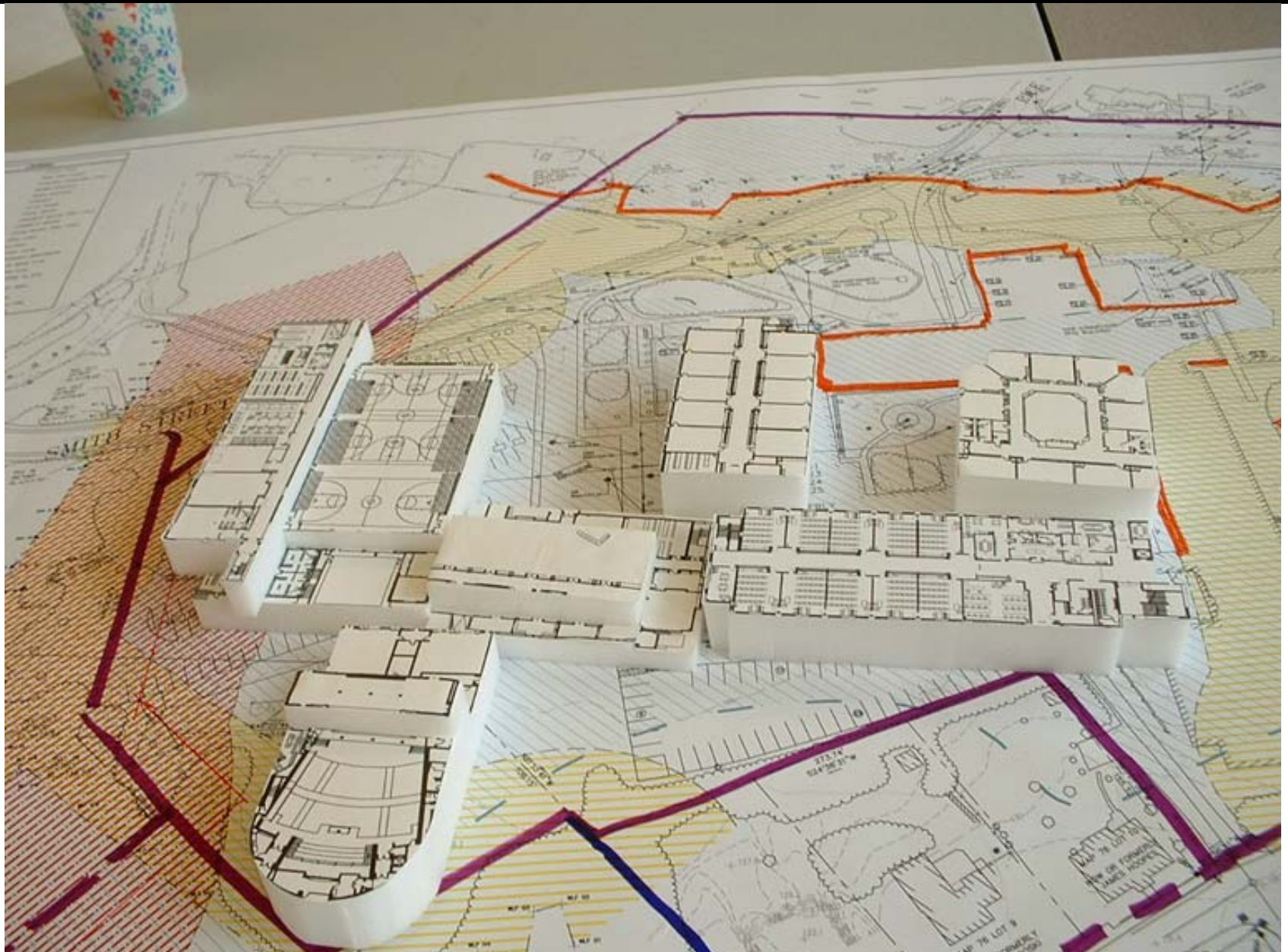


G

Option E.1



Option F Charrette Model

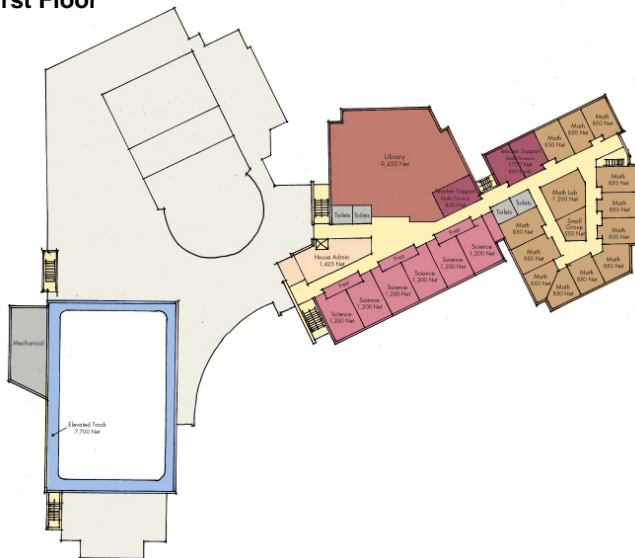


Option F

First Floor



Second Floor



Third Floor

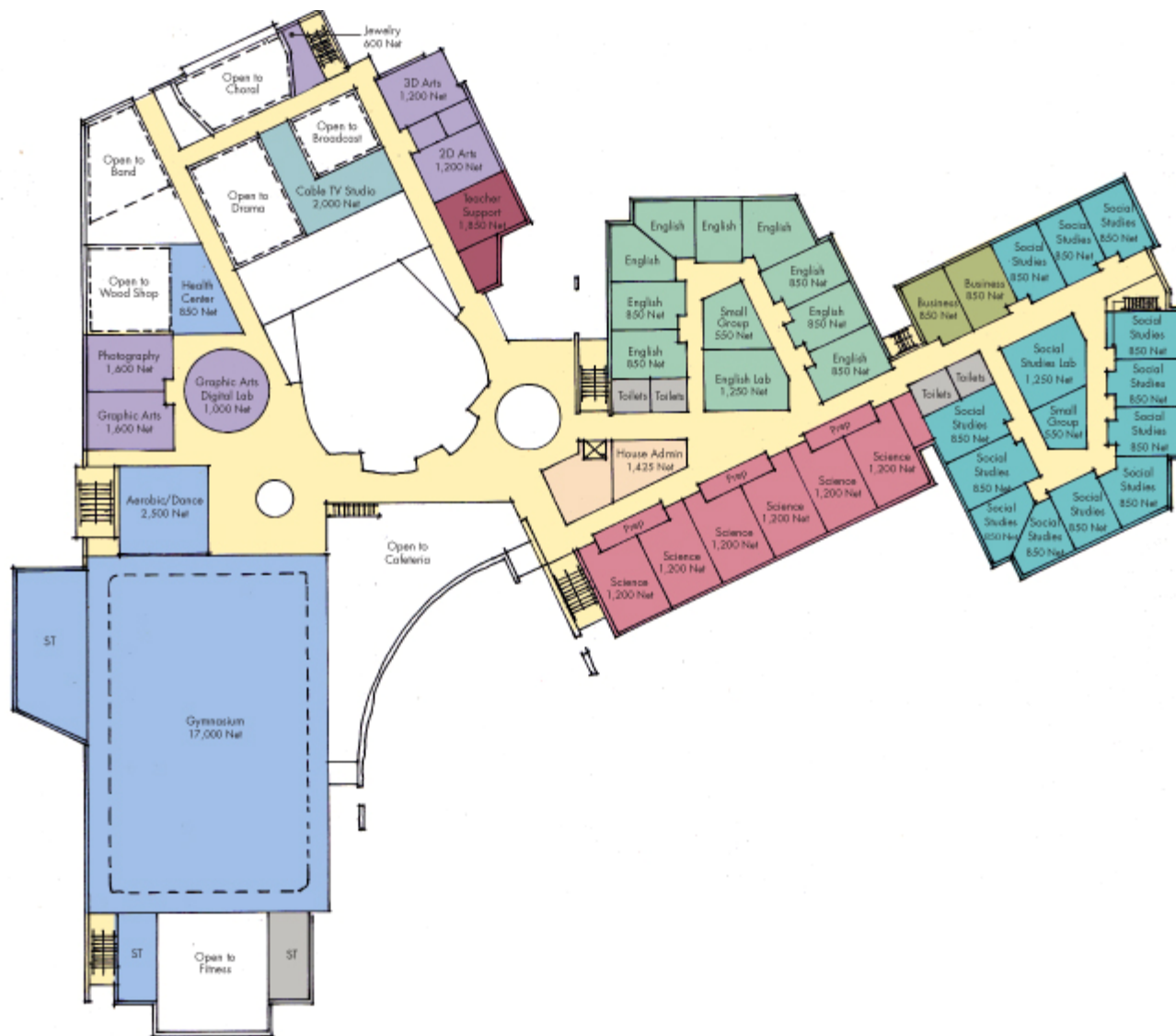
Option F

| LEGEND | PROGRAM AREA | NET SQUARE FEET | OPTION F |
|--------|-------------------------------------|-----------------|----------------|
| | Science | 16,500 | 16,500 |
| | Teacher Support | 9,600 | 9,600 |
| | House Admin/Student Services | 4,275 | 4,275 |
| | English | 13,025 | 13,025 |
| | Social Studies | 12,000 | 12,000 |
| | Mathematics | 12,200 | 12,200 |
| | Classical & Modern Languages | 10,300 | 10,300 |
| | Flex Classrooms | 7,000 | 6,000 |
| | Technology/Engineering | 8,400 | 8,400 |
| | Family & Consumer Science | 6,300 | 6,300 |
| | Art | 7,850 | 7,850 |
| | Performing Arts | 11,550 | 11,550 |
| | Auditorium | 11,400 | 11,400 |
| | Special Education | 8,650 | 8,650 |
| | Fitness and Health | 44,000 | 44,000 |
| | Library | 9,450 | 9,450 |
| | Cafeteria/Student Union | 16,400 | 16,400 |
| | Large Group Instruction | 0 | 0 |
| | Administration Suite | 2,700 | 4,450 |
| | Guidance/Student Support | 950 | |
| | Nurses Office | 800 | |
| | Custodial | 2,750 | 2,750 |
| | Contingent Spaces | 3,000 | 0 |
| | Other Spaces | 240 | 240 |
| | Non-School Spaces | 2,900 | 2900 |
| | TOTAL NET | 222,240 | 218,240 |
| | TOTAL GROSS (without garage) | 317,898 | 316,448 |

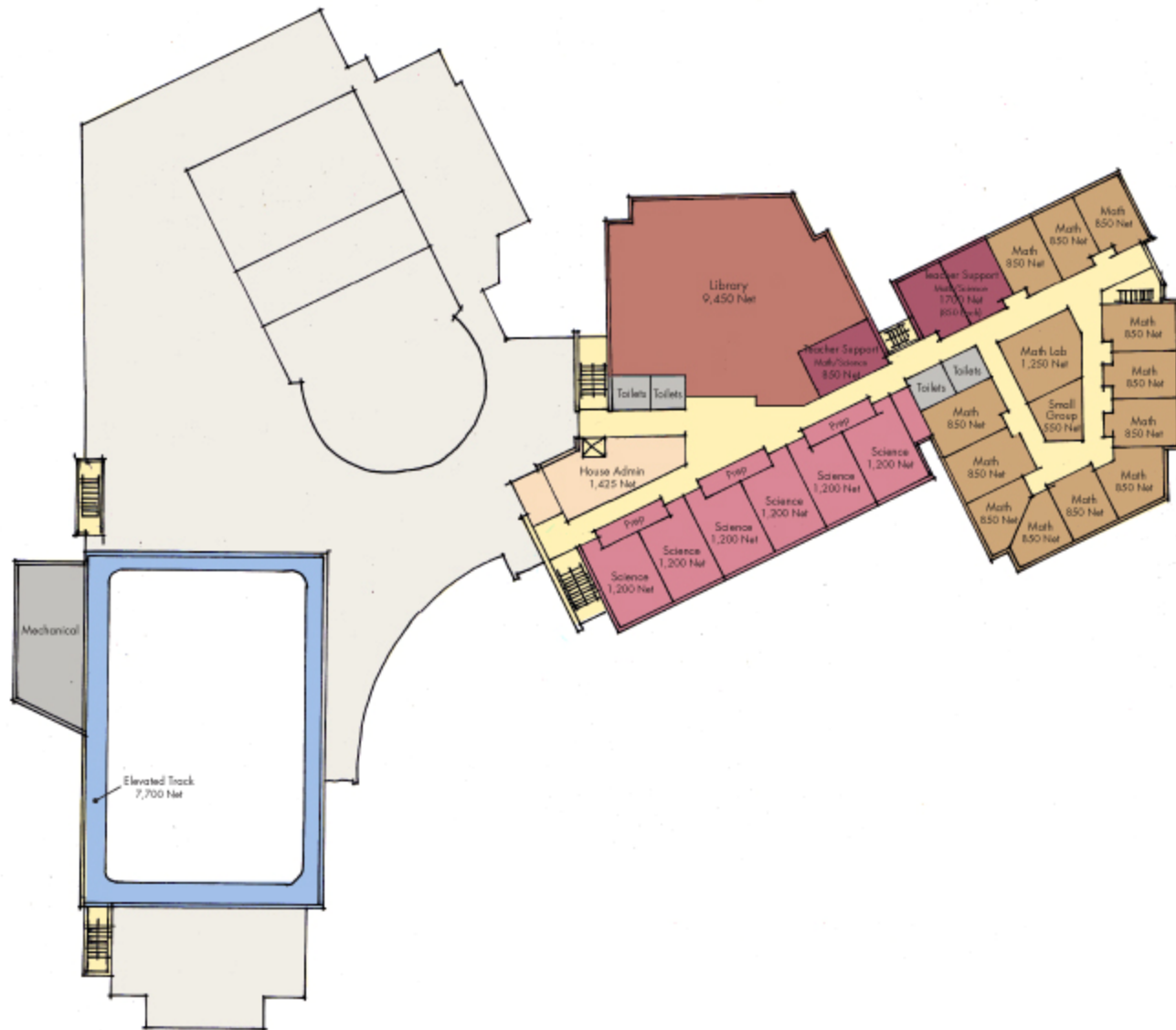
Option F: First Floor



Option F: Second Floor



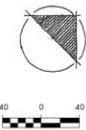
Option F: Third Floor



Option F: Site Plan



PARKING
SURFACE 300



Option F: Existing Conditions



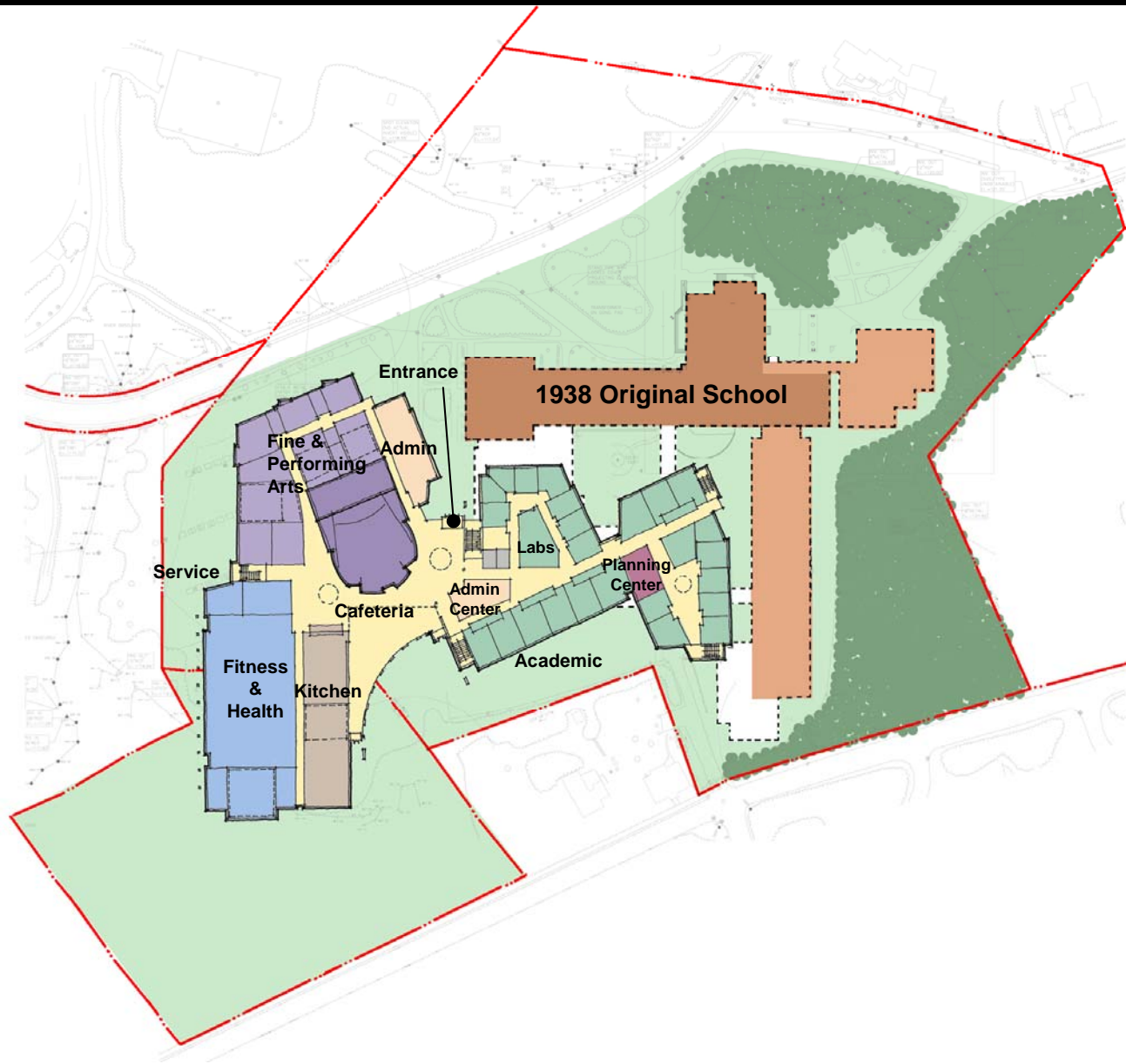
Option F: Phase 1



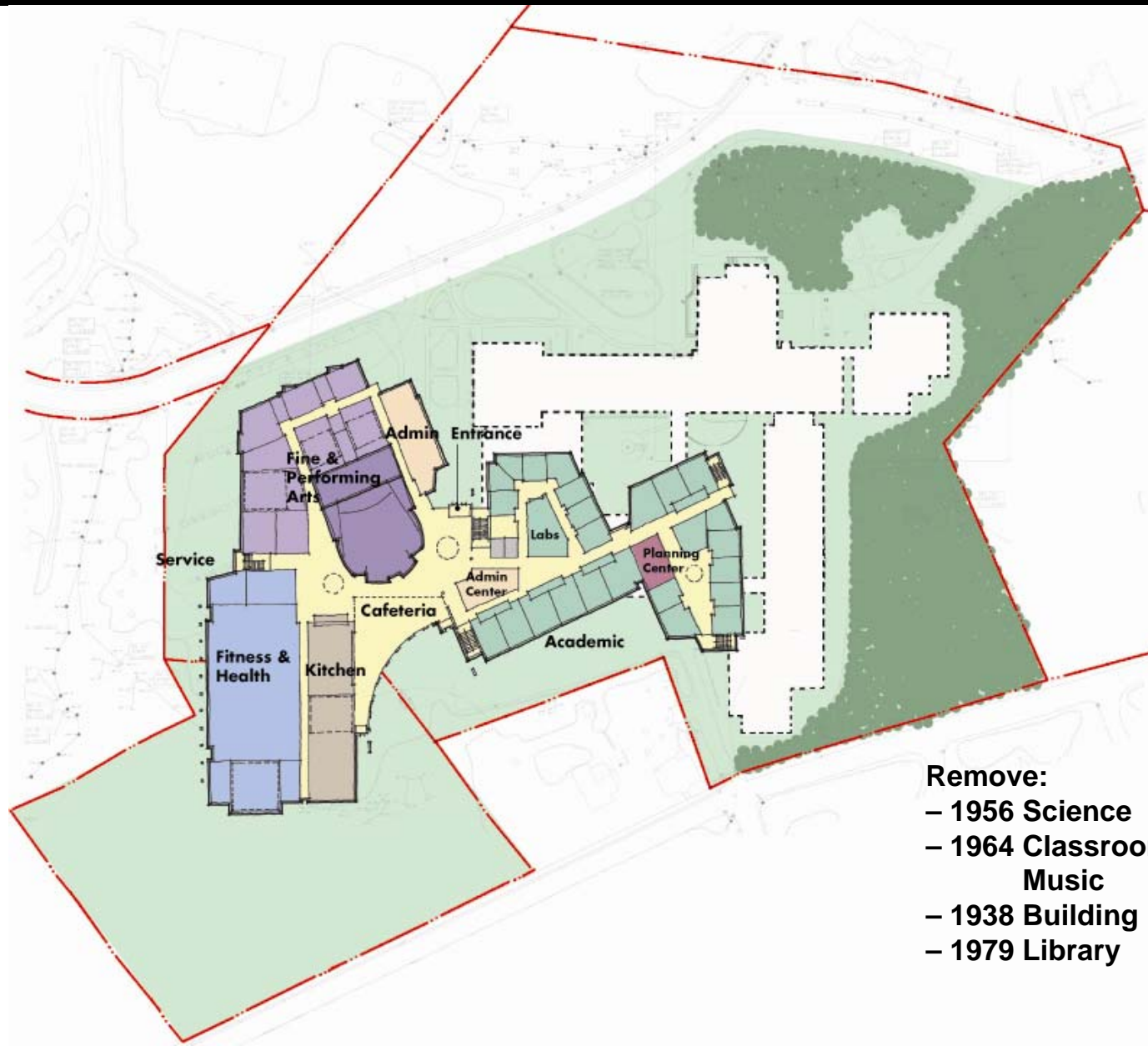
Option F: Phase 1 Demolition



Option F: Phase 2



Option F: Phase 2 Demolition



Remove:

- 1956 Science
- 1964 Classrooms
Music
- 1938 Building
- 1979 Library

Test Fit Planning Options C, D.1 and F



C



D



F

New Building Options

| | OPTION | | | | |
|---|---|-------------------|------------|-------------------|-------------------|
| | C | D.1 | E | F | G |
| Construction Phasing Description | 4 Phases (plus Initial Off-Site Gymnasium) | 3 Phases | 1 Phase | 2 Phases | 3 Phases |
| Construction Duration | 4 years, 7 months | 5 years, 4 months | 4 years | 4 years, 6 months | 5 years, 6 months |
| Net Area | 218,535 SF | 215,215 SF | 216,340 SF | 216,340 SF | 216,340 SF |
| Gross Area | 335,800 SF (not including Parking Garage) | 332,000 SF | 316,448 SF | 316,448 SF | 316,448 SF |

Wellesley High School



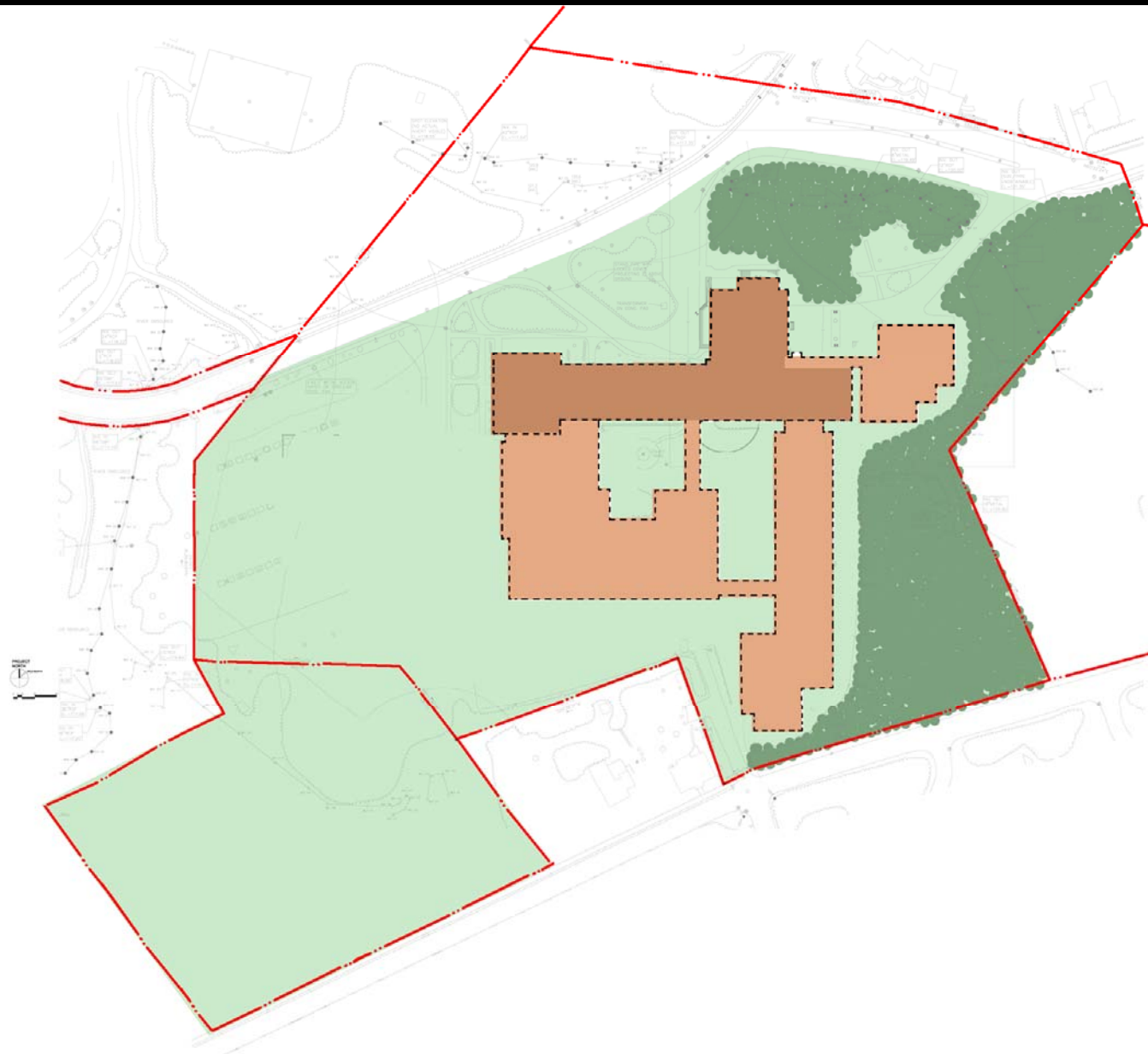
Wellesley High School Feasibility Concept Study

Wellesley, Massachusetts



May 17, 2007

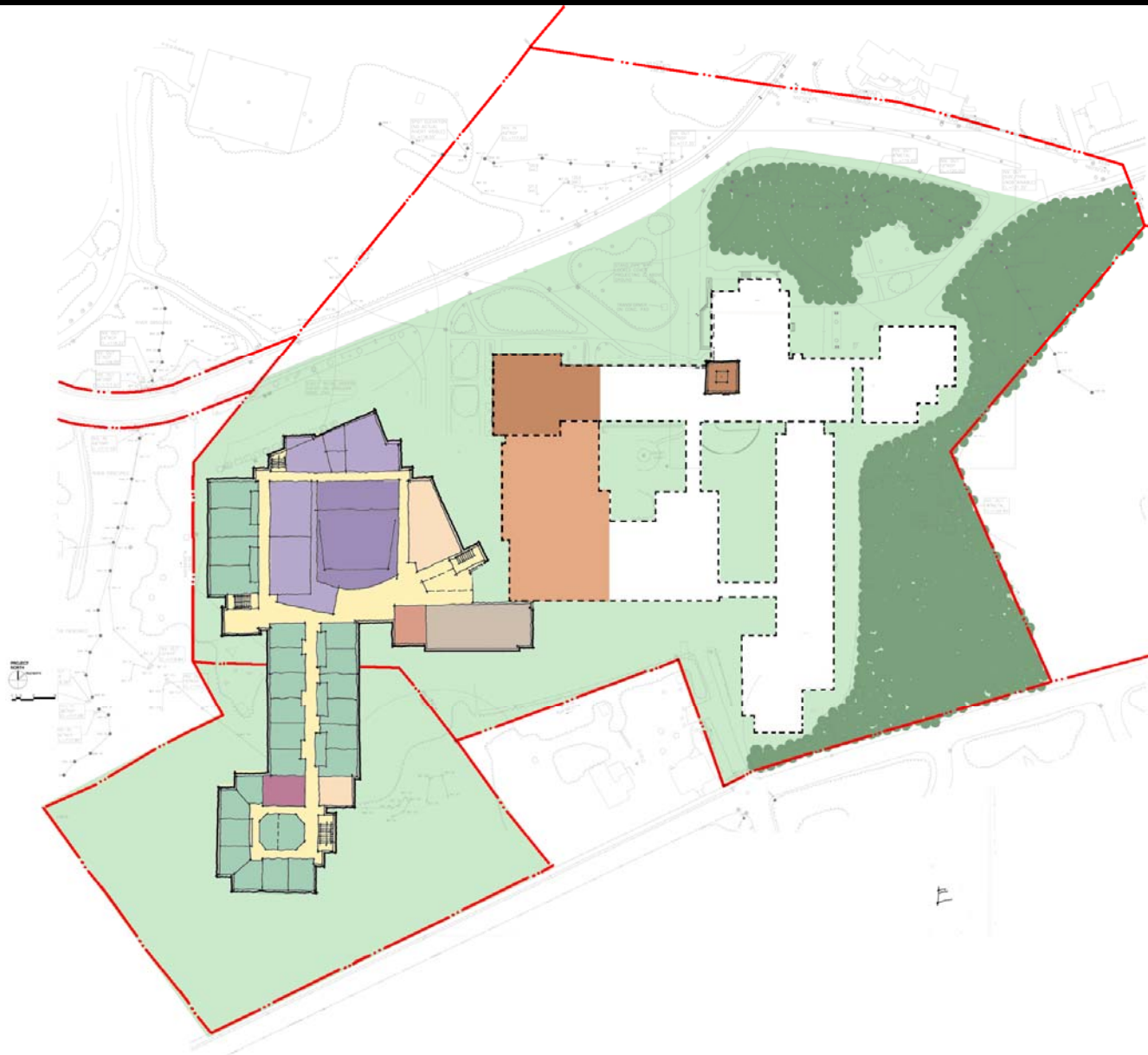
Option E: Existing Conditions



Option E: Phase 1



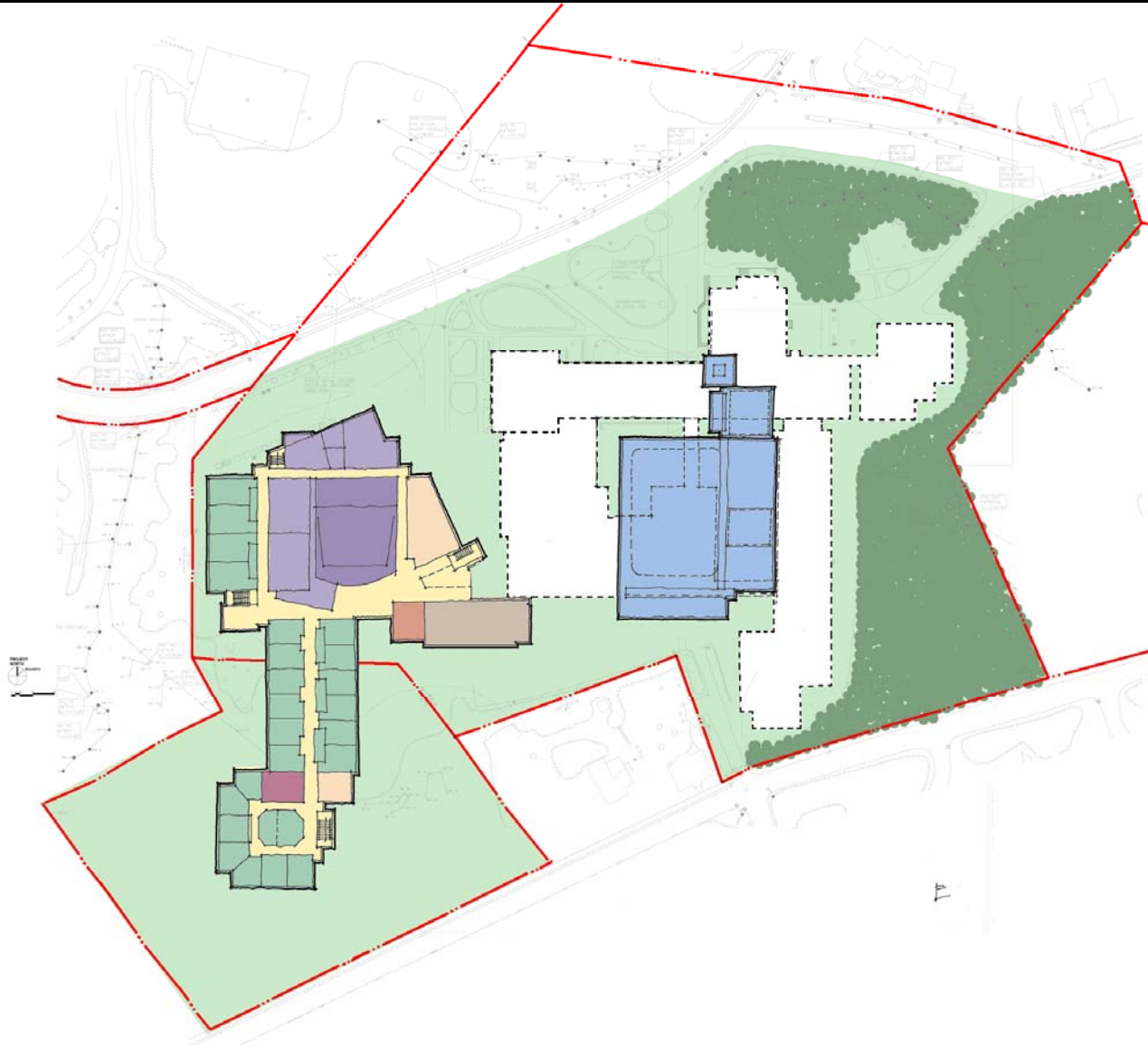
Option E: Phase 1 Demolition



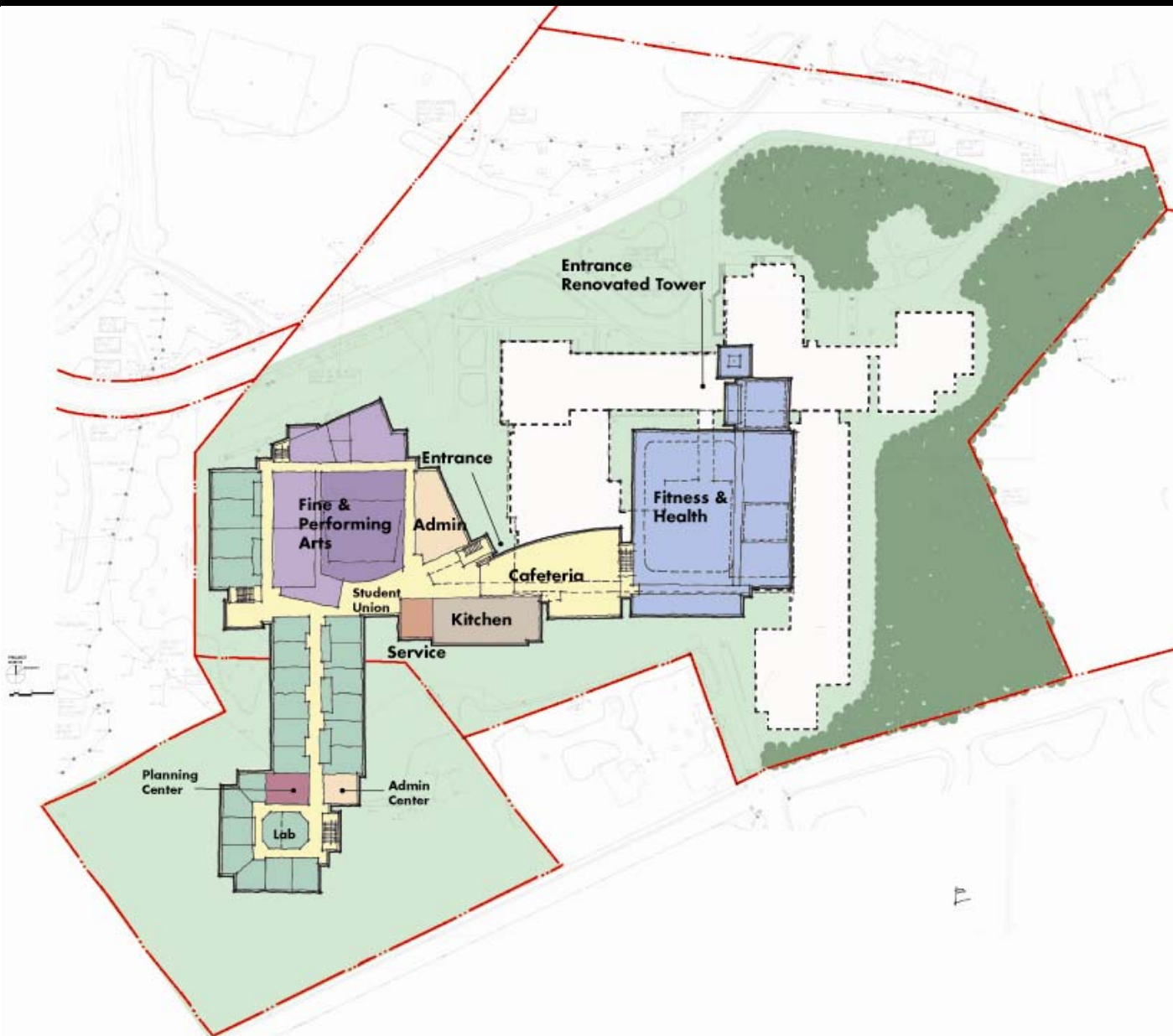
Option E: Phase 2



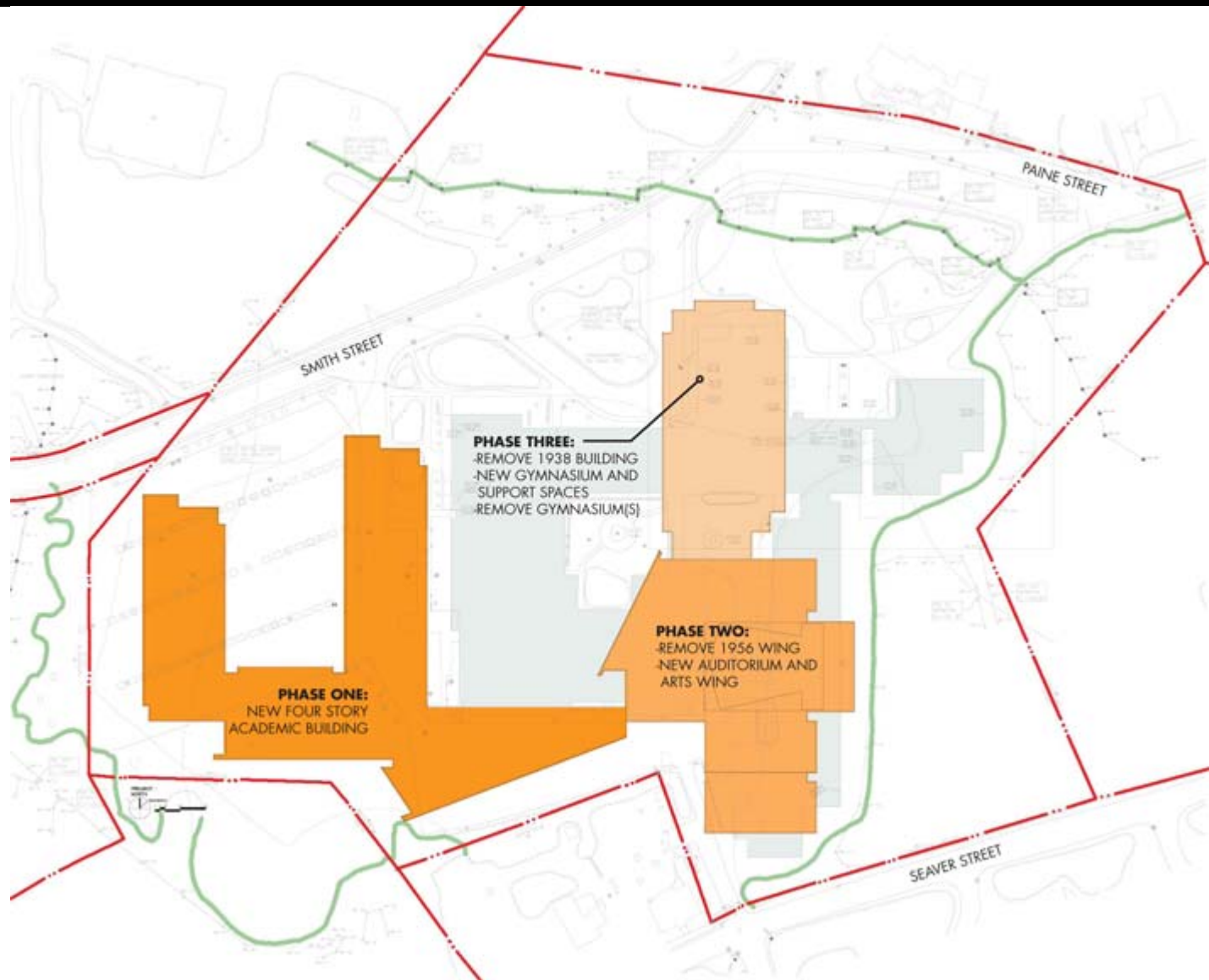
Option E: Phase 2 Demolition



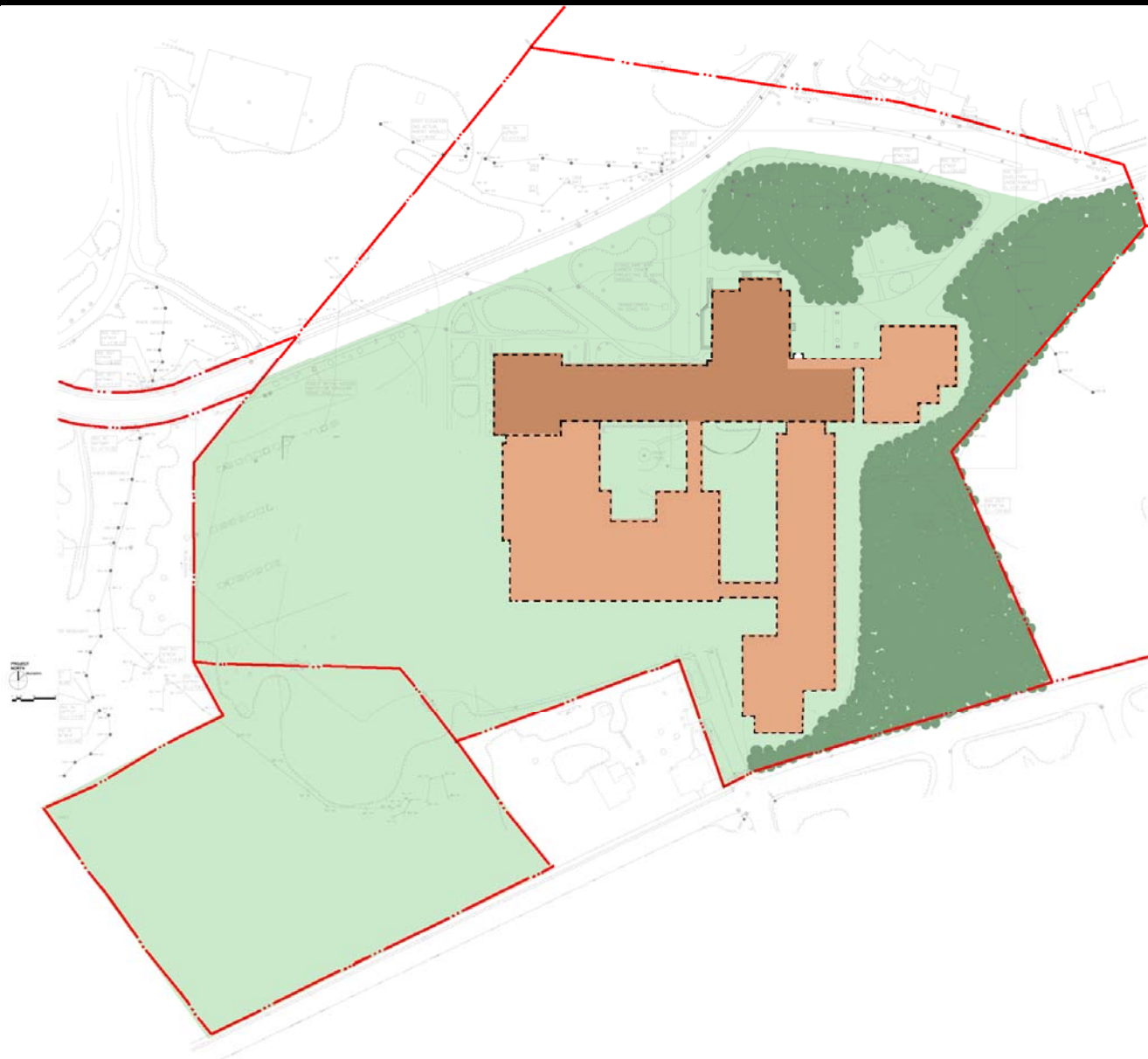
Option E: Phase 3



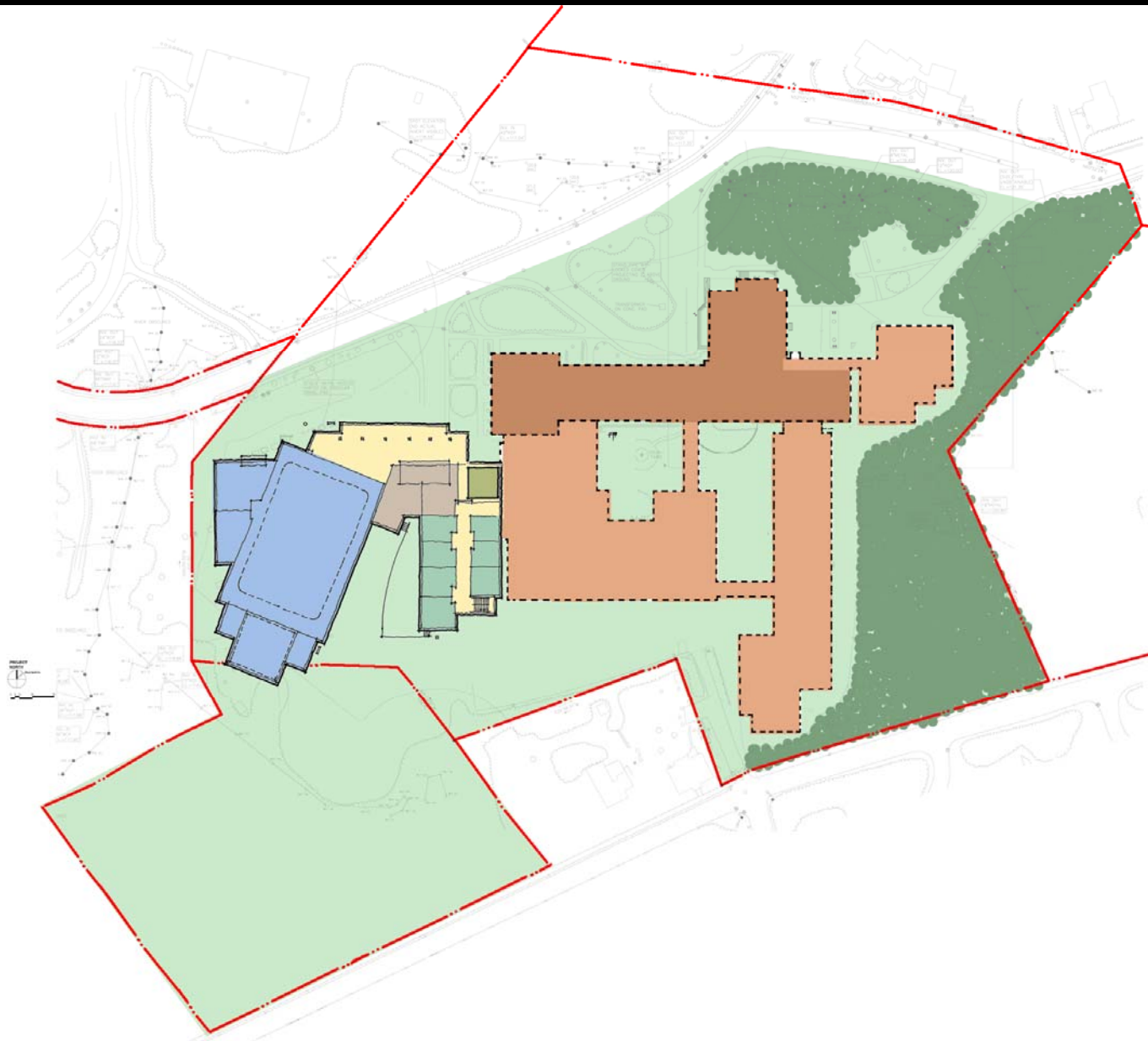
Option G



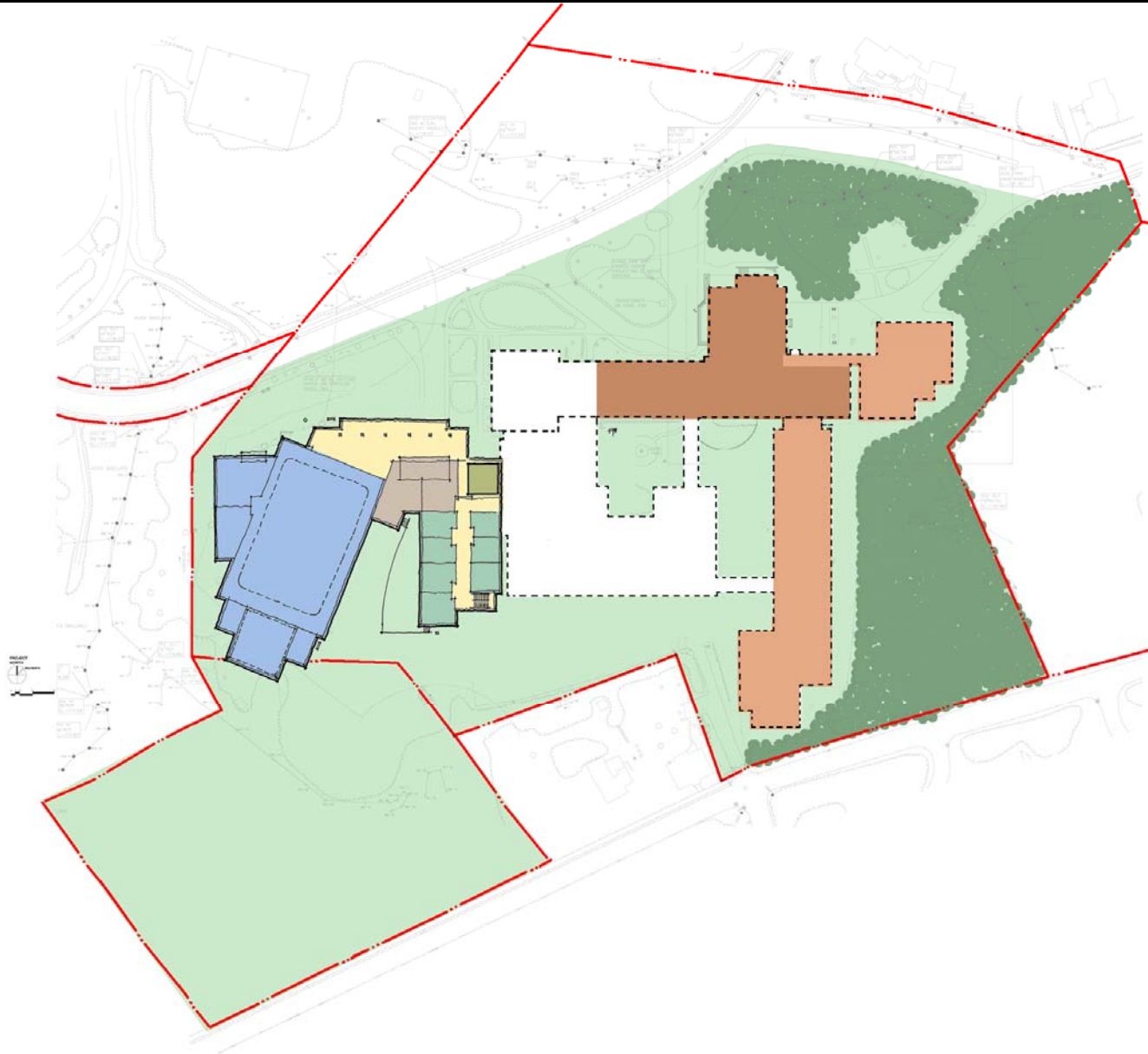
Option G: Existing Conditions



Option G: Phase 1



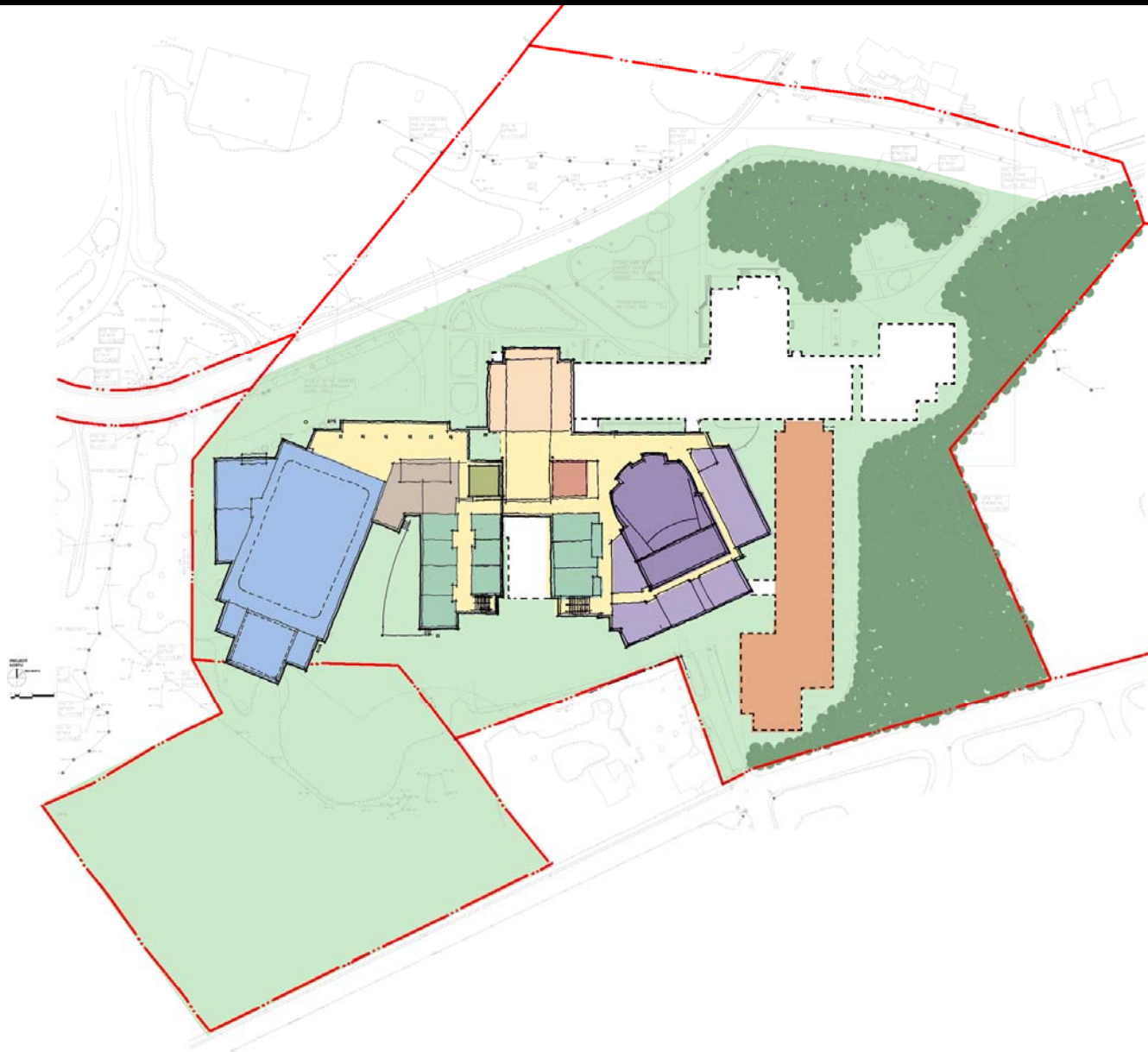
Option G: Phase 1 Demolition



Option G: Phase 2



Option G: Phase 2 Demolition



Option G: Phase 3



Option G: Phase 3 Demolition

